

Part I

**AGENDA
ZONING COMMITTEE
OF THE SAINT PAUL PLANNING COMMISSION
Thursday, July 28, 2011 3:30 P.M.
City Council Chambers, Room #300
Third Floor City Hall - Saint Paul, Minnesota**

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

APPROVAL OF JUNE 30, 2011, ZONING COMMITTEE MINUTES

SITE PLAN REVIEW – List of current applications (Tom Beach, 651-266-9086)

OLD BUSINESS

- 1 11-148-456 City House**
Re-establishment of nonconforming use as a reception hall in the FW Floodway District
258 Mill St, south side of intersection of Walnut and Mill Street
T3M
Josh Williams 651-266-6659
- 2 11-148-409 City House**
Conditional use permit for a reception hall
258 Mill St, south side of intersection of Walnut and Mill Street
T3M
Josh Williams 651-266-6659

NEW BUSINESS

- 3 11-250-540 HRA (599 Reaney)**
Re-establishment of nonconforming use as a duplex
599 Reaney Ave, between Payne and Edgerton
R4
Sarah Zorn 651-266-6570
- 4 11-250-154 HRA (765 Edgerton)**
Re-establishment of nonconforming use as a triplex
765 Edgerton St, between Bush and Reaney
RT1
Sarah Zorn 651-266-6570
- 5 11-250-250 Dram Investments LLP**
Re-establishment of nonconforming use as a car wash
1340 7th St W, between Mercer and Victoria
TN2
Ryan Kelley 651-266-6562

6 11-249-230 Ray Devine

Conditional use permit for outdoor sales, limited to the same dates as the Minnesota State Fair

1565 Como Ave, NE corner of Como at Snelling

B3

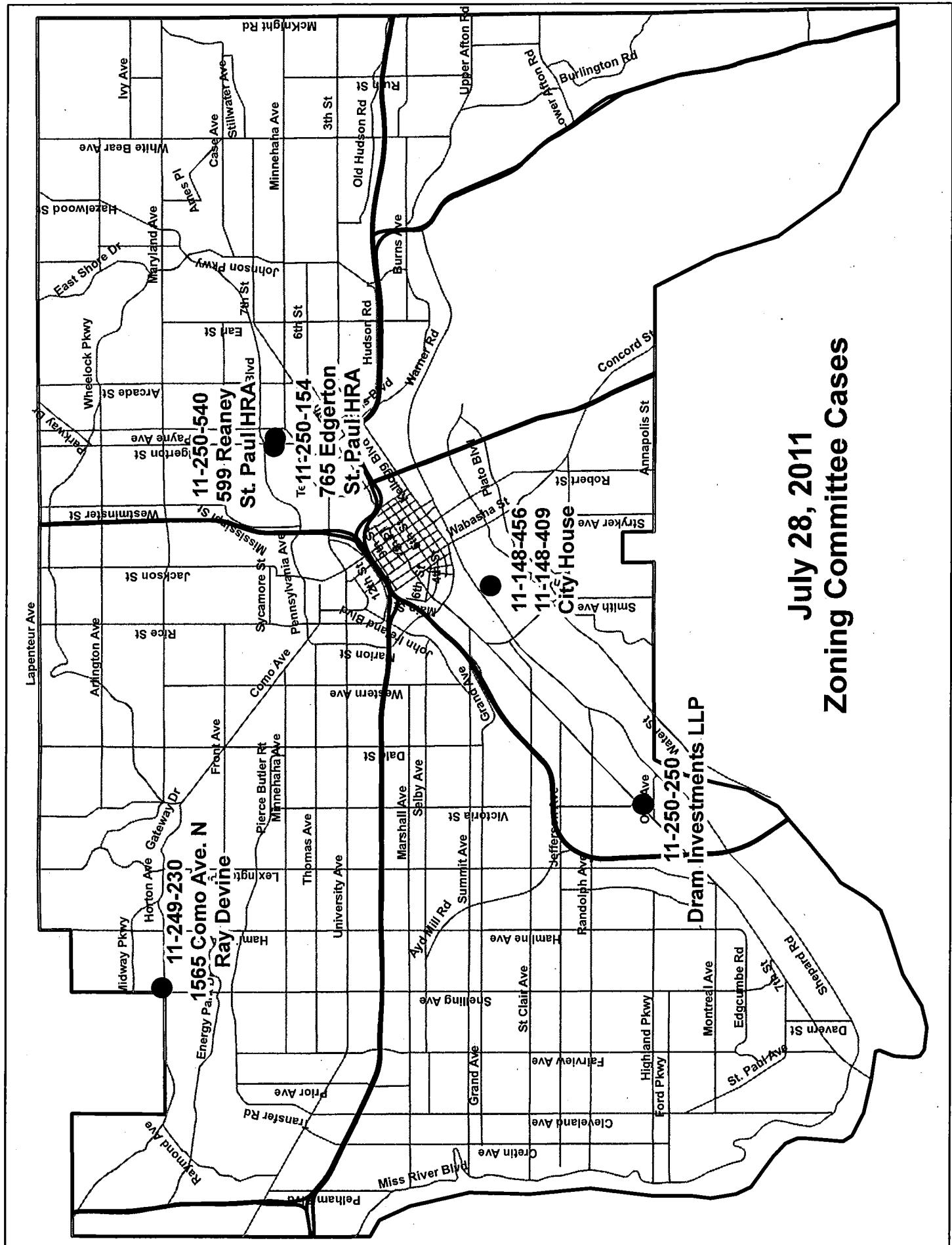
Kate Reilly 651-266-6618

ADJOURNMENT

ZONING COMMITTEE MEMBERS: Call Patricia James at 266-6639 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

APPLICANT: You or your designated representative must attend this meeting to answer any questions that the committee may have.

July 28, 2011
Zoning Committee Cases



ZONING COMMITTEE STAFF REPORT

1. FILE NAME: City House

FILE #11-148-456

2. APPLICANT: Parks & Recreation

HEARING DATE: June 16, 2011

3. TYPE OF APPLICATION: Nonconforming Use Permit-Reestablishment

4. LOCATION: 258 Mill St, south side of intersection of Walnut and Mill Street

5. PIN & LEGAL DESCRIPTION: 062822310021; Section 6 Town 28 Range 22 Riparian Rights In And Over That Area Described As Com At The Most Sly Cor Of Lot 1 Blk 1 Upper Landing Urban Village Th N 42 Deg 06 Min 59 Sec E Along The Sely L Of Sd Blk 1 A Dist Of 60.09 Ft Th S 47 Deg 53 Min.01 Sec E A Dist

6. PLANNING DISTRICT: 9

7. ZONING CODE REFERENCE: §62.109(d)

PRESENT ZONING: T3M, FW Floodway

8. STAFF REPORT DATE: June 8, 2011

BY: Josh Williams

9. DATE RECEIVED: May 23, 2011

60-DAY DEADLINE FOR ACTION: July 22, 2011

A. PURPOSE: Reestablishment of nonconforming use as a reception hall in the FW Floodway District

B. PARCEL SIZE: 8712 sq. ft.

C. EXISTING LAND USE: G-Parks/Rec. Facility

D. SURROUNDING LAND USE:

North: Park/Multi-Family Housing (T3)

East: Park/Multi-Family Housing (T3)

South: River

West: Park/Multi-Family Housing (T3)

E. ZONING CODE CITATION: §62.109(d) lists the conditions under which the Planning Commission may grant a permit to re-establish a nonconforming use.

F. HISTORY/DISCUSSION: The Saint Paul Housing and Redevelopment Authority (HRA) acquired the former Harvest States grain elevator property in 1988. The site was cleared, with Head House and Sack House (now collectively known as the City House) preserved, and listed on the National Register of Historic Places in 2004. In 2007, the HRA was granted a permit for reestablishment of non-conforming use of the City House as a restaurant and interpretive center. The nonconforming use permit for a restaurant became invalid because the restaurant was not established within two years of the decision, as required by Zoning Code §61.105.

G. DISTRICT COUNCIL RECOMMENDATION: The District 9 Council had not commented at the time of this report.

H. FINDINGS:

1. The City House is comprised of the historic Head House and Sack House, the lone remaining structures from the Harvest States grain storage and transfer complex. The City House is partially built on pilings, and was previously used to transfer grain between rail cars and barges. This previous use has been discontinued for over 20 years. Although a permit for reestablishment of nonconforming use of the City House as a restaurant and interpretive center was approved in 2007, the use as a restaurant was not established within two years and the nonconforming use permit for a restaurant became invalid by action of Zoning Code §61.105.

2. The City House proposal is for rehabilitation of the Head House and Sack House as a reception hall, to be available for use by the general public. Rehabilitation will include construction of a catering kitchen and flood-proofing of the structure to an FP-4 standard. Flood-proofing will consist of the use of water-resistant materials and a flood emergency response plan.

3. Section 62.109(e) states: *When a nonconforming use of a structure, or structure and land in combination, is discontinued or ceases to exist for a continuous period of three hundred sixty-five (365) days, the planning commission may permit the reestablishment of a nonconforming use if the commission makes the following findings:*
 - (1) *The structure, or structure and land in combination, cannot reasonably or economically be used for a conforming purpose.* This finding is met. The structure, due to its location in the floodway, is non-conforming with regard to any and all uses.
 - (2) *The proposed use is equally appropriate or more appropriate to the district than the previous nonconforming use.* This finding is met. The original use of the property was as part of a grain storage and shipment terminal. This previous use included the presence of machinery and perishable grain without any known flood-proofing measures, and was more subject to flood damage than the proposed use, which includes flood-proofing. Thus the proposed use is more appropriate for the FW Floodway district.
 - (3) *The proposed use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.* This finding is met. The proposed use of the existing historic structure as a reception hall is a permitted conditional use in the underlying T3M Traditional Neighborhood district that applies to the surrounding area as well as to the subject property. Development of the site and surrounding area are guided by the Upper Landing Urban Design Master Plan to ensure compatibility with the surrounding area. The required conditional use permit, which has been applied for, provides for addressing any potential impact on surrounding property.
 - (4) *The proposed use is consistent with the comprehensive plan.* This finding is met. Reuse of the City House is consistent with the Upper Landing Urban Design Master Plan, which was adopted by the City Council in 2001, and is consistent with the Comprehensive Plan.
 - (5) *A notarized petition of two-thirds of the property owners within one hundred (100) feet of the property has been submitted stating their support for the use.* The applicant has requested a variance from the strict enforcement of this requirement. Zoning Code §61.101 and MN Stat. 462.357 provide for variance from the strict enforcement of provisions of the Zoning Code.
4. MN Stat. 462.357, Subd. 6, provides for variance from the strict enforcement of the provisions of the Zoning Code upon a finding that:
 - (a) *The variance is in harmony with the general purposes and intent of the zoning code.* This finding is met. The purpose of the petition requirement is to obtain consent from surrounding property owners for a use not otherwise permitted in the area. In this case, the proposed use as a reception hall is a permitted conditional use in the underlying T3M zoning district that applies to the surrounding area as well as to the subject property. Development of the site and surrounding area are guided by the Upper Landing Urban Design Master Plan to ensure compatibility with the surrounding area. The required conditional use permit, which has been applied for, provides for addressing any potential impact on surrounding property.
In addition, the variance of the petition requirement is in harmony with the general purposes and intent of floodplain regulations to provide for reuse of nonconforming historic structures. The reason a nonconforming use permit is needed is because the proposed use and the building itself are nonconforming with FW Floodway District standards intended to minimize loss due to floods. However, state and federal floodplain standards on which the City's floodway regulations are based contain special provisions, not requiring a consent petition, to allow the rehabilitation and reuse of nonconforming historic structures in the floodway. The structure at 258 Mill Street, the last remaining portion of the Harvest

States Grain Elevator complex, is a historic structure under federal, state, and local floodplain regulations, and therefore eligible for special consideration.

(b) *The variance is consistent with the comprehensive plan.*

This finding is met. Reuse of the City House is consistent with the Upper Landing Urban Design Master Plan, which was adopted by the City Council in 2001, and is consistent with the Comprehensive Plan.

- (c) *The applicant has established that there are practical difficulties in complying with the provision, and that the property owner proposes to use the property in a reasonable manner that is not permitted by the provision. Economic considerations alone do not constitute practical difficulties.* This finding is met. Application of the petition requirement would require the applicant to obtain signatures from more than 170 property owners, an unreasonably large number based on the reasonableness standards that courts have used for petition requirements. The purpose of the variance is to provide for use of the existing historic structure as a reception hall, a reasonable use that is consistent with the underlying T3M zoning of the site and the surrounding area.
- (d) *The plight of the landowner is due to circumstances unique to the property not created by the landowner.* This finding is met. The City House project requires a nonconforming use permit because part of the historic structure the property owner is proposing to rehabilitate and reuse, consistent with the general purposes and intent of floodplain regulations, is located within the FW Floodway district, a circumstance unique to the property not created by the landowner. A corner of a condominium parcel with over 200 separate owners falls just within the 100 foot petition area, also a circumstance unique to the property not created by the landowner.
- (e) *The variance will not permit any use that is not allowed in a zoning district where the affected land is located.* This finding is met. Variance of the petition requirement will not permit a use that is not allowed in a zoning district where the affected land is located, but rather will provide for consideration of a nonconforming use permit for reuse a historic structure consistent with the general purposes and intent of floodplain regulations. The proposed use of the structure as a reception hall is a permitted conditional use in the underlying T3M Traditional Neighborhood district.
- (f) *The variance will not alter the essential character of the surrounding area.* This finding is met. Variance of the petition requirement will not alter the essential character of the surrounding area, but rather will provide for consideration of a nonconforming use permit for rehabilitation of an existing historic structure for a use consistent with the underlying T3M Traditional Neighborhood district. Development of the site and surrounding area are guided by the Upper Landing Urban Design Master Plan to ensure compatibility with the surrounding area.

- I. **STAFF RECOMMENDATION:** Based on the findings above, staff recommends approval of a permit for reestablishment of nonconforming use of the building at 258 Mill Street as a reception hall in the FW Floodway District, with variance of the petition requirement.



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-228-3220

June 2, 2011

Don Varney
Department of Parks and Recreation
25 W. Fourth Street, Suite 500
Saint Paul, MN 55102

RE: Zoning File 11-148-456, 258 Mill Street Nonconforming Use Permit Application

Dear Mr. Varney:

I have determined that the Department of Parks and Recreation application for reestablishment of nonconforming use of the structure at 258 Mill Street, which is partly within the FW Floodway Overlay District, may be deemed complete despite the fact that it was submitted without a consent petition of property owners within 100 feet as required under Zoning Code § 62.109(e)(5). This will allow the Planning Commission to consider granting a variance from the petition requirement.

Zoning Code § 61.101 allows variances from the strict enforcement of provisions of the Zoning Code. Granting a variance from the consent petition requirement may be reasonable because the underlying purpose of the petition requirement, which is to obtain consent from surrounding property owners for a use not otherwise permitted in the area, would not apply in this case because the proposed use (a reception hall) is a permitted conditional use in the underlying T3M zoning district. Surrounding property is also zoned T3M. Any issues pertaining to the relationship between the proposed reception hall and the surrounding property will be addressed by the Planning Commission in their consideration of the conditional use permit.

In addition, the petition requirement may be inconsistent with the intent of floodplain regulations to provide for reuse of nonconforming historic structures. The reason a nonconforming use permit is needed is because the proposed use and the building itself are nonconforming with FW Floodway District standards intended to minimize loss due to floods. However, state and federal floodplain standards on which the City's floodway regulations are based contain special provisions, not requiring a consent petition, to allow the rehabilitation and reuse of nonconforming historic structures in the floodplain. The structure at 258 Mill Street, the last remaining portion of the Harvest States Grain Elevator complex, is a historic structure under federal, state, and local floodplain regulations, and therefore eligible for special consideration.

Finally, strict application of the consent petition requirement under Zoning Code § 62.109(e)(5) would require signatures from more than 170 property owners. This appears to be an unreasonably large number of signatures to obtain based on the reasonableness standards that courts have used for petition requirements, particularly where, as here, the nonconforming use permit relates to FW Floodway District standards and not the potential impact on surrounding property.

Sincerely,

Donna Drummond
Director of Planning



NONCONFORMING USE PERMIT APPLICATION
Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

Zoning Office Use Only
File #: 11-148456
Fee: _____
Tentative Hearing Date: _____

APPLICANT

Name	<u>Don Varney</u>		
Address	400 CCHA 25 W. 4th St.		
City	St. Paul	St:	MN Zip 55102 Daytime Phone 651 266-6427
Name of Owner (if different)	<u>H.R.A.</u>		
Contact Person (if different)	Phone _____		

PROPERTY LOCATION

Address/Location	<u>258 Mill St.</u>
Legal Description	<u>See Attached sheets</u>
Current Zoning _____ (attach additional sheet if necessary)	

TYPE OF PERMIT: Application is hereby made for a Nonconforming Use Permit under provisions of Chapter 62, Section 109 of the Zoning Code:

- The permit is for:
- Change from one nonconforming use to another (para. c)
 - Re-establishment of a nonconforming use vacant for more than one year (para. e)
 - Establishment of legal nonconforming use status for use in existence at least 10 years (para. a)
 - Enlargement of a nonconforming use (para. d)

SUPPORTING INFORMATION: Supply the information that is applicable to your type of permit.

Present/Past Use Trail-head, Interpretive facility

Proposed Use _____

Attach additional sheets if necessary

Attachments as required Site Plan Consent Petition Affidavit

Applicant's Signature Don Varney Date 5/23/24 City Agent 503 S 23 11

DEPARTMENT OF PARKS AND RECREATION



CITY OF SAINT PAUL

Mayor Christopher B. Coleman

400 City Hall Annex
25 West 4th Street
Saint Paul, Minnesota 55102
www.stpaul.gov/parks

Telephone: 651-266-6400
Facsimile: 651-292-7311

Supporting information for Re-establishment of Non-conforming Use Permit for 258 Mill St.
'City House'

PIN: 062822310021

Legal Description: (From Ramsey Co. GIS online mapping.)

SECTION 6 TOWN 28 RANGE 22 RIPARIAN RIGHTS IN AND OVER THAT AREA DESCRIBED AS COM AT THE MOST SLY COR OF LOT 1 BLK 1 UPPER LANDING URBAN VILLAGE TH N 42 DEG 06 MIN 59 SEC E ALONG THE SELY L OF SD BLK 1 A DIST OF 60.09 FT TH S 47 DEG 53 MIN 01 SEC E A DIS

Description of proposed use:

The existing structure at 258 Mill St. is a Designated Historic Building that is currently being used as an interpretive center and a trailhead for the Samuel H. Morgan Regional Trail. The Parks and Recreation Department wants to upgrade the facility to be able use it for catered events such as weddings and private group meetings. The upgrades include addition of restrooms, addition of a fire sprinkler system, improvements to the electrical service, renovation of the concrete floor. Additional equipment will be added that will provide facilities for enhancing its use as a special event venue. External changes to the structure are limited by its status as an historic structure. There are four 24" x 42" louvered ventilation openings planned for the north wall of the grain elevator and an entrance ramp is planned for the tower door.

The Parks and Recreation Department anticipates renting the space from April through the end of September or October. At the end of the season, the building will be shut down and winterized. Winterization will also effectively prepare the structure for potential spring flooding by isolating the toilets from the sanitary sewer system by closing valves. When threats of spring flooding have passed, the building will be re-opened for the spring-fall active season.

a) The proposed use will be in compliance with City Comprehensive Plan; General Policy 1. sections 1,2,3,4 and 7.

General Policy 2: Appropriate development of sites with river valley views and protection of views where appropriate.

b) Use of the City House will utilize on and off street parking as well as special event parking strategies including valet parking to remote parking facilities.

c) Use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare. The original development plans included potential use of the structure as an event or special use facility.

d) Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The surrounding property has already been developed or is public parkland that will not be negatively impacted by the proposed use.

e) The use will require re-establishment of a non-conforming use via a Non-conforming Use permit that has been applied for per Section 72.41, paragraph c. of the Legislative Code.



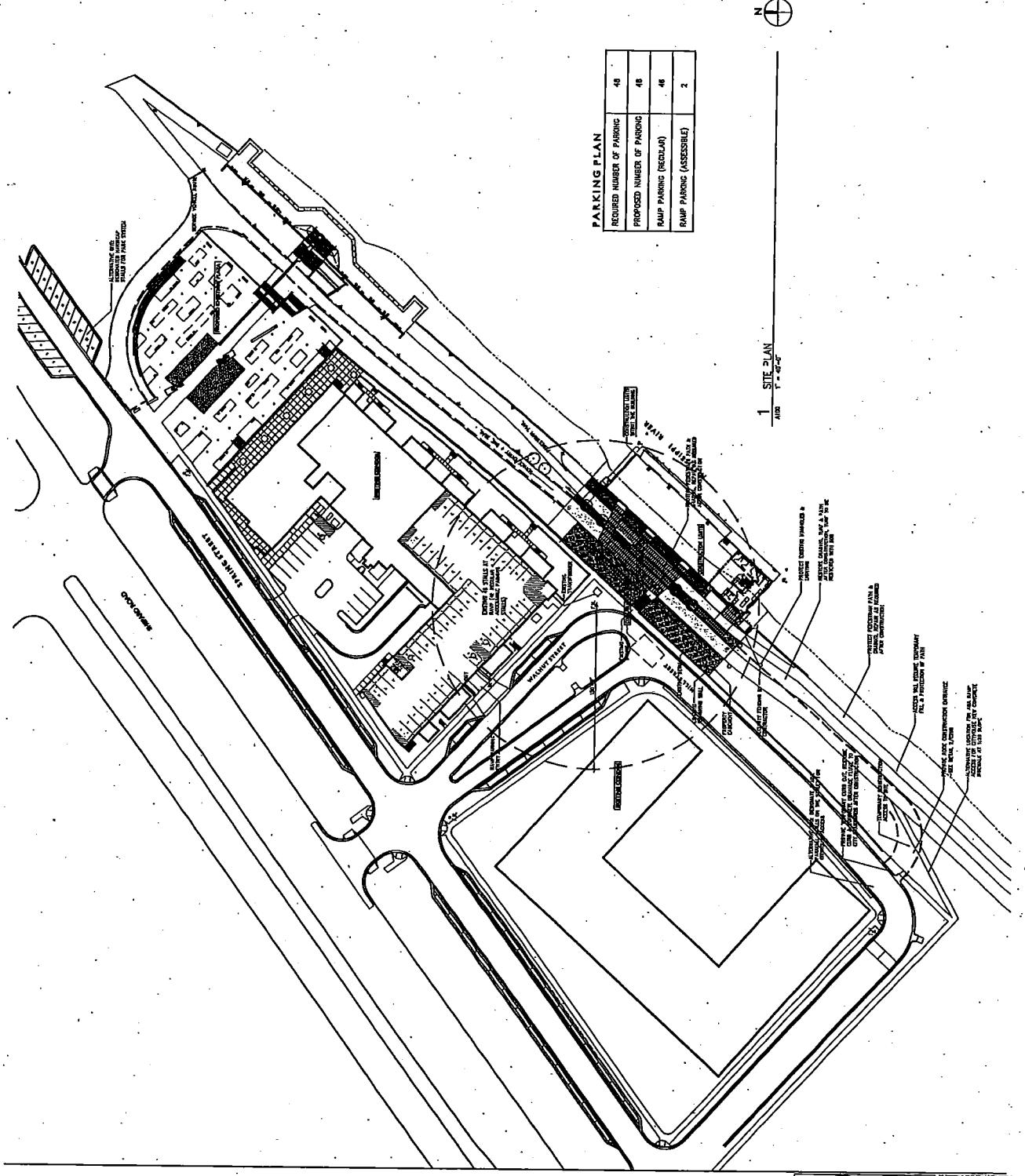
CAPRA Accreditation

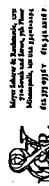
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National Gold Medal Award

 <p>City of St. Paul Planning and Environment Department Urban Renewal Agency Architects & Engineers Division</p>																													
<p>St. Paul Parks and Recreation</p> <p>Planning and Environment Department Urban Renewal Agency Architects & Engineers Division</p>	<p>ENGRM Engineers Environmental Engineering Services</p> <p>ENRM Engineers Environmental Engineering Services</p> <p>ENRM Engineers Environmental Engineering Services</p>																												
<p>CITY HOUSE Improvements 250 MILL STREET ST. PAUL, MINNESOTA</p>																													
<p>Construction Documents Feb 3, 2011</p>																													
<table border="1"> <tr> <td>Project No.</td> <td>250 Mill Street</td> <td>City/Zip</td> <td>St. Paul, MN 55101</td> </tr> <tr> <td>Architectural Firm</td> <td>ENRM Engineers</td> <td>Engineer No.</td> <td>None</td> </tr> <tr> <td>Architect</td> <td>None</td> <td>Surveyor No.</td> <td>None</td> </tr> <tr> <td>Architectural Drawings</td> <td>None</td> <td>None</td> <td>None</td> </tr> <tr> <td>Architectural Scale</td> <td>None</td> <td>None</td> <td>None</td> </tr> <tr> <td>Architectural Date</td> <td>None</td> <td>None</td> <td>None</td> </tr> <tr> <td>Architectural Signature</td> <td colspan="3"><i>[Signature]</i></td> </tr> </table>		Project No.	250 Mill Street	City/Zip	St. Paul, MN 55101	Architectural Firm	ENRM Engineers	Engineer No.	None	Architect	None	Surveyor No.	None	Architectural Drawings	None	None	None	Architectural Scale	None	None	None	Architectural Date	None	None	None	Architectural Signature	<i>[Signature]</i>		
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<table border="1"> <tr> <td>Date Issued</td> <td>2011/02/03</td> </tr> <tr> <td>Document</td> <td>Site Plan</td> </tr> <tr> <td>Version No.</td> <td>1</td> </tr> <tr> <td>Final Date</td> <td>2011/07/01</td> </tr> <tr> <td>Project Name</td> <td>CITY HOUSE Improvements</td> </tr> <tr> <td>Architect</td> <td>ENRM Engineers</td> </tr> <tr> <td>Architect's Name</td> <td>None</td> </tr> </table>		Date Issued	2011/02/03	Document	Site Plan	Version No.	1	Final Date	2011/07/01	Project Name	CITY HOUSE Improvements	Architect	ENRM Engineers	Architect's Name	None														
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Architect	ENRM Engineers																												
Architect's Name	None																												
<p>SITE PLAN</p> <p>G100</p>																													





Housing and Redevelopment
Information for the Project
615 2nd Street - 615½ 2nd Street
Architectural Services Division

BIGM Engineers
Architects - City Planning
EDI
EDIMONIAL

Signature _____
Print Name: _____ Date: _____
Product No.: _____

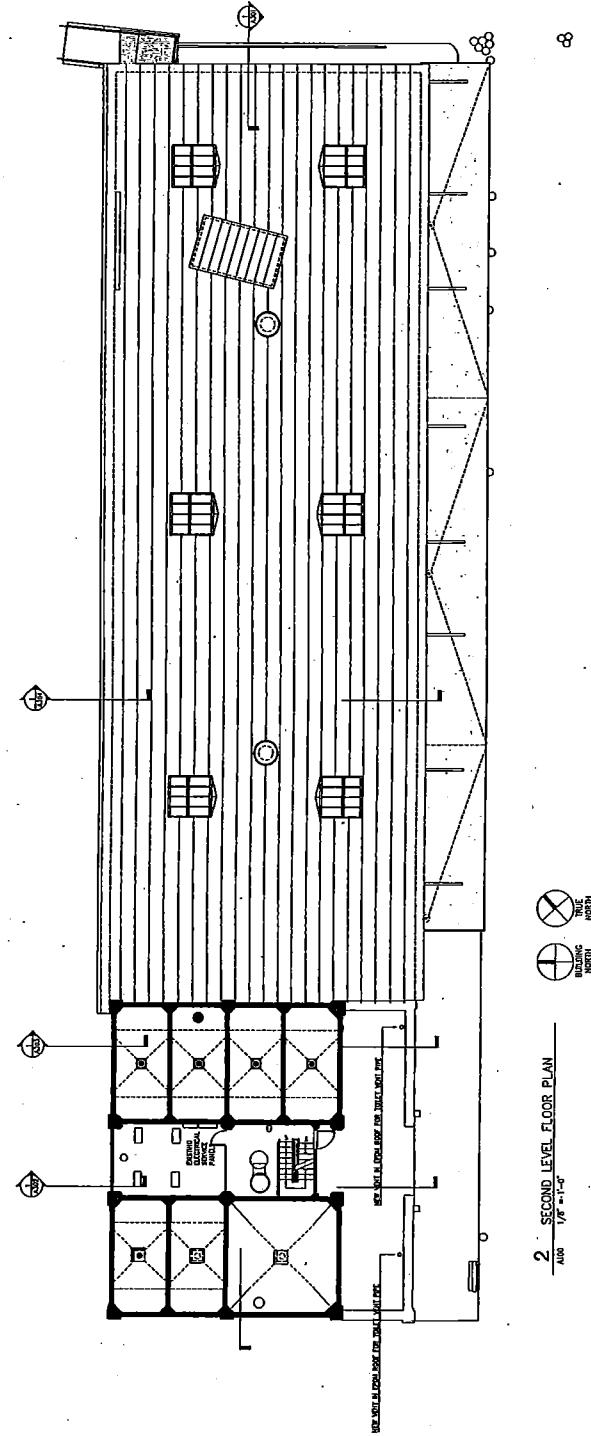
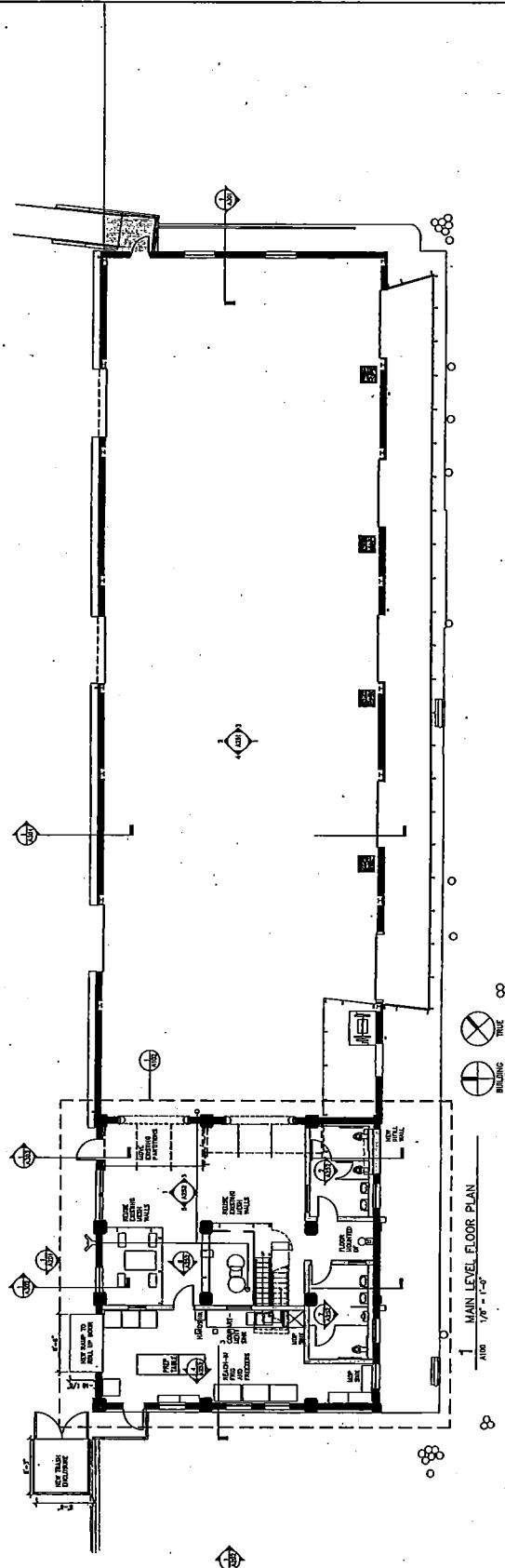
CITY HOUSE
258 MILL STREET
ST. PAUL, MINNESOTA

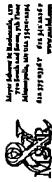
Construction
Documents
Dec 17, 2010

SECTION	DATE	DESCRIPTION
CONSTRUCTION DOCUMENTS	2010/07/20	CREATED BY: PMW REVIEWED BY: PMW APPROVED BY: PMW

FLOOR PLAN

A100





City of Minneapolis
Landmarks and Monuments Program
Monuments of Mineral Value
Monuments of Natural Beauty

Housing and Redevelopment
Authority of the City of St. Paul

DKW Engineers

Electrical • GFI Engineering

EDJ Electrical

258 MILL STREET
ST. PAUL, MINNESOTA

Architectural Drawing
Project No. 258-1200
Prepared for the
Housing and Redevelopment
Authority of the City of St. Paul

BY

DKW ENGINEERS
Anchorage, Alaska

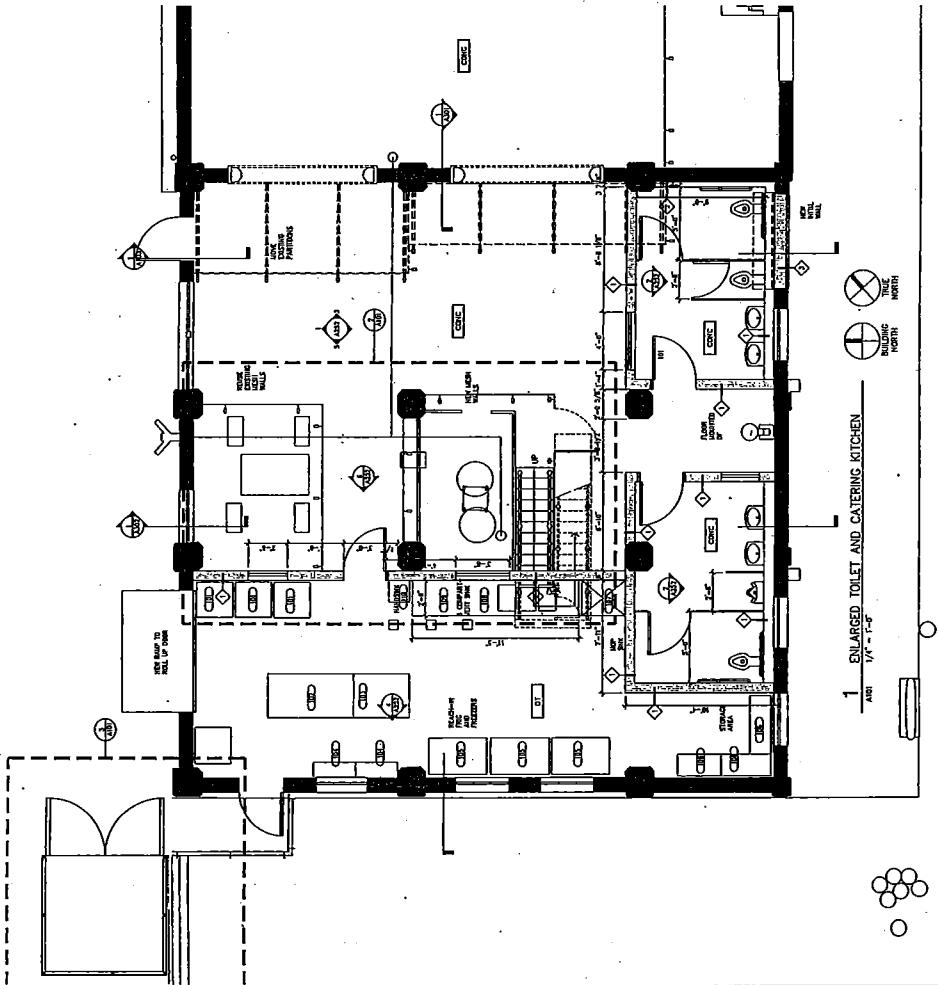
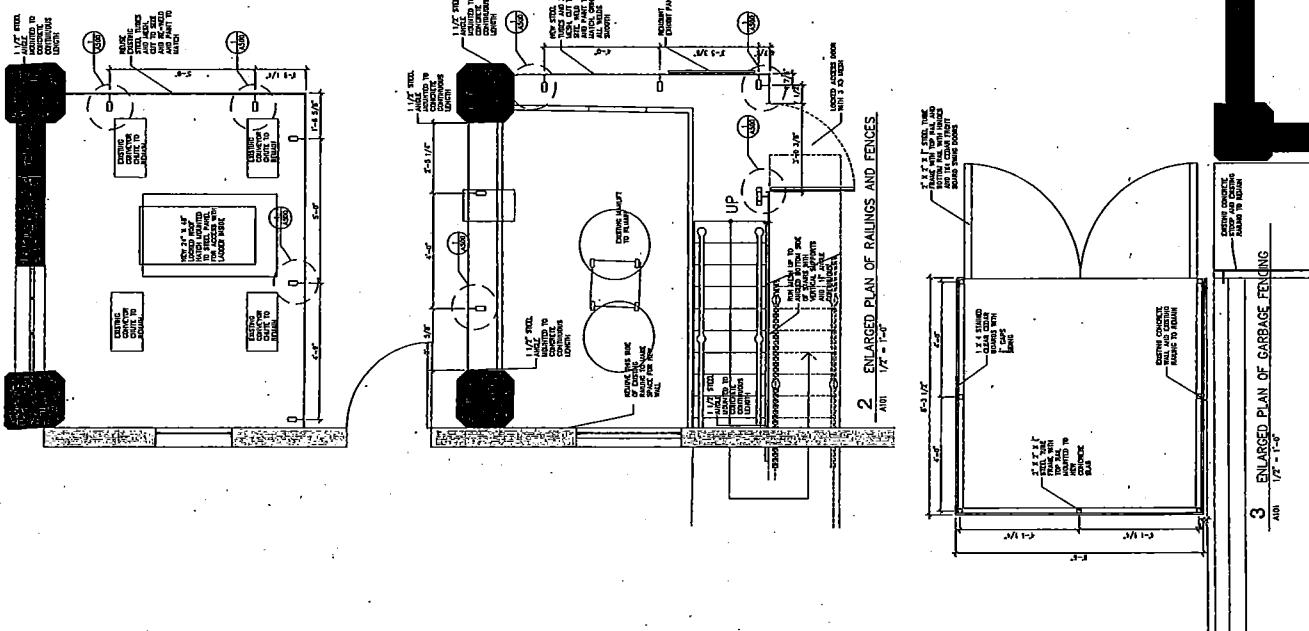
CITY HOUSE
Construction
Documents
Dec 17, 2010

PROJECT DOCUMENTS	
DKW	DKW

PROJECT CONSTRUCTION DOCUMENTS
DKW
Checklist by: PHM
Reviewed by: (Signature), LLC
DKW
Date: December 17, 2010

ENLARGED
FLOOR PLAN

A101





Housing and Redevelopment
Authority of The City of St. Paul
One South 5th Street, Suite 1000
St. Paul, Minnesota 55101
(651) 266-7700 • Fax: (651) 266-7705
Architectural Services Unit

BKBM Engineers
Standard • Civil Engineering

Structural • Electrical

EDG

Environmental

Land Surveying
Construction Contract
Management

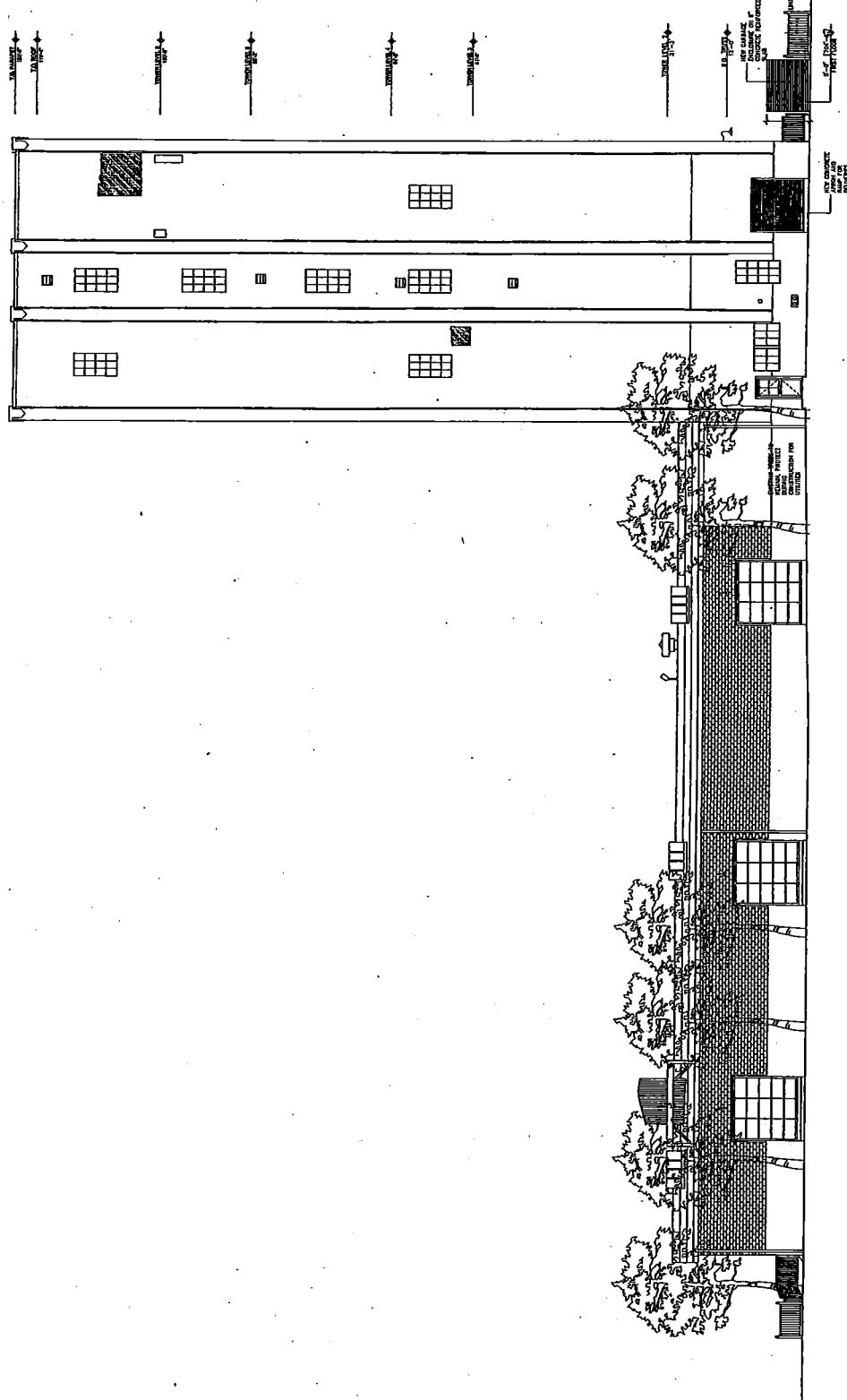
1000 SOUTH FIFTH STREET, SUITE 1000
ST. PAUL, MINNESOTA 55101

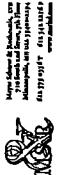
Telephone: (651) 266-7700
Fax: (651) 266-7705
Project Name: CITY HOUSE
Project No.: 2558 Mill Street
Architect: BKBM
Contractor: BKBM
Completion Date: December 17, 2010

CITY HOUSE
2558 MILL STREET
ST. PAUL, MINNESOTA

Construction
Documents
Dec 17, 2010

EXTERIOR
ELEVATIONS
A201





Housing and Redevelopment
Authority of The City of St. Paul
100 University Street, Suite 1800
Minneapolis, MN 55402
612.277.0517 • 612.445.4679
www.hra.org

Architectural Drawing Block

BIGBM Engineers
Structures + Civil Engineering
1100 University Street, Suite 1800
Minneapolis, MN 55402
612.445.4679
FAX 612.445.4680

ED1 ELECTRICAL
NO. SHEET NO. 1 OF 1
PRINTED ON 12/17/2010 BY BIGBM

Brian J. Kuehne, PE, LEED AP, Architect
Project Manager
BIGBM Engineers
1100 University Street, Suite 1800
Minneapolis, MN 55402
612.445.4679
FAX 612.445.4680
brian.kuehne@bigbm.com
www.bigm.com

I hereby certify that the drawing(s) contained herein were prepared under my direction and control by an employee of my firm who is a licensed architect under the Laws of the State of Minnesota, and that the drawing(s) accurately reflect my professional judgment concerning the design or configuration of the building or structure shown.

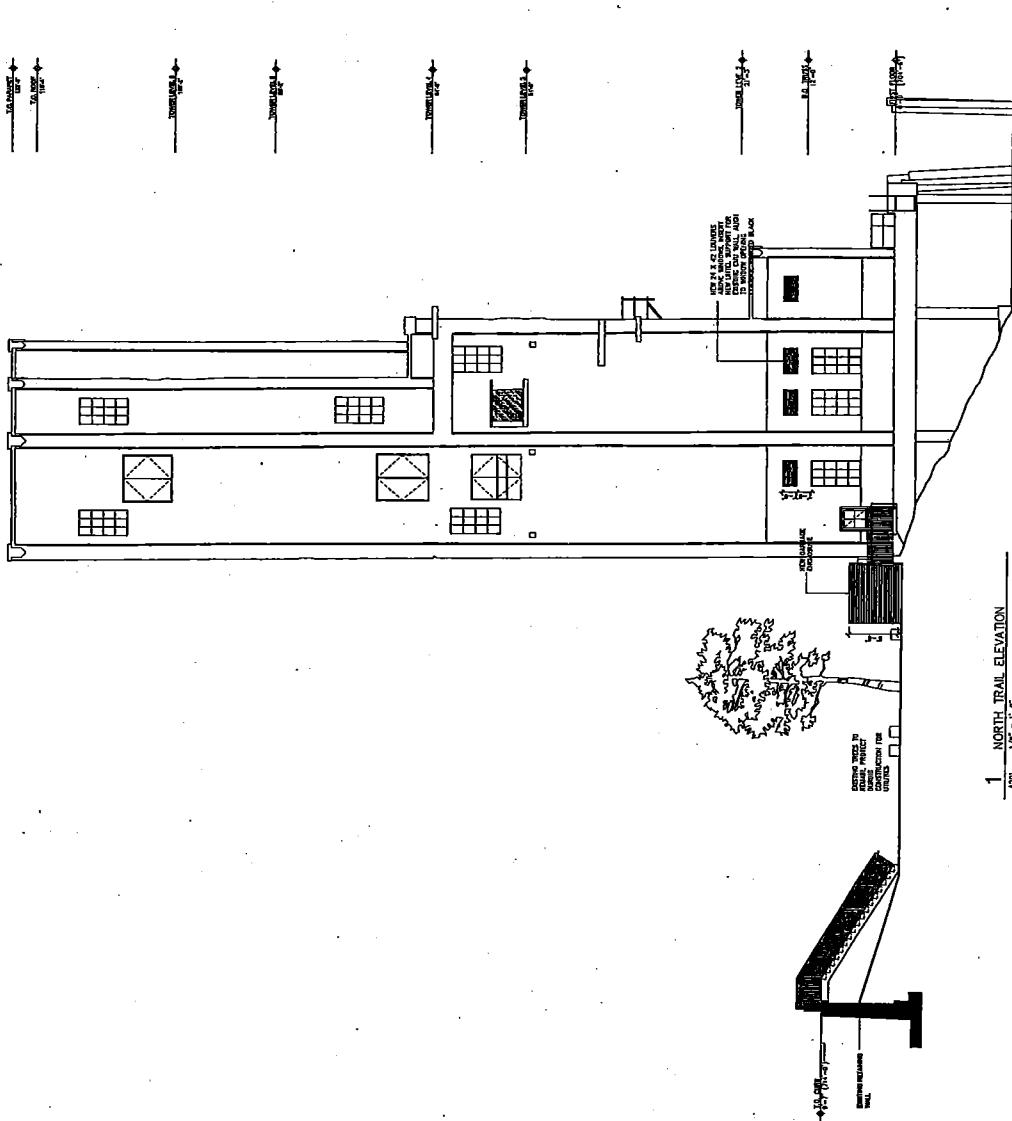
Stamp:
Signature: _____ Name: Brian J. Kuehne
Title: Project Manager
Date: 12/17/2010
Project No.: 1100 University Street

CITY HOUSE
2558 MILL STREET
ST. PAUL, MINNESOTA

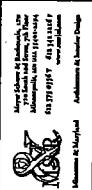
Construction
Documents
Dec 17, 2010

Project Name	2558 Mill Street
Date	12/17/2010
Architect	BigBM Engineers
Structural Engineer	BigBM Engineers
Mechanical Engineer	BigBM Engineers
Electrical Engineer	BigBM Engineers
Land Surveyor	BigBM Engineers
Project No.	1100 University Street
Printed By	BigBM
Scale	1/8" = 1'-0"
Drawn By	Brian J. Kuehne
Reviewed By	
Approved By	
Comments	

A202



1 NORTH ELEVATION
A202 1/8" = 1'-0"



Housing and Redevelopment
Authority of The City of St. Paul

Architectural Services

Architectural Services Dept.

12577 101st Street N.E.
Minneapolis, MN 55428

(612) 243-2450

FAX (612) 243-2452

E-mail: asdept@stpcity.org

www.stpcity.org

Architectural Services

Architectural Services Dept.

12577 101st Street N.E.
Minneapolis, MN 55428

(612) 243-2450

FAX (612) 243-2452

E-mail: asdept@stpcity.org

www.stpcity.org

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12577 101st Street N.E.
Minneapolis, MN 55428

(612) 243-2450

FAX (612) 243-2452

E-mail: asdept@stpcity.org

www.stpcity.org

CITY HOUSE
238 MILL STREET
ST. PAUL, MINNESOTA

Architectural Services
Architectural Services Dept.
12577 101st Street N.E.
Minneapolis, MN 55428
(612) 243-2450
(612) 243-2452
E-mail: asdept@stpcity.org
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Construction
Documents
Dec 17, 2010

Architectural Services
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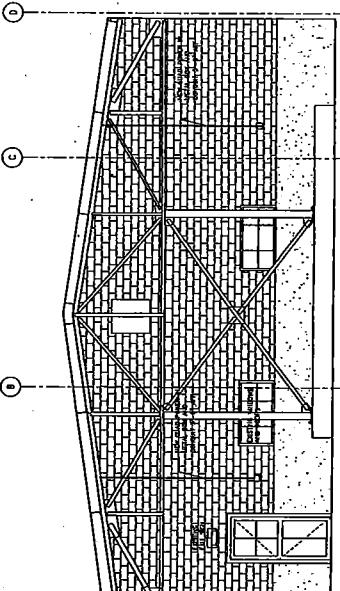
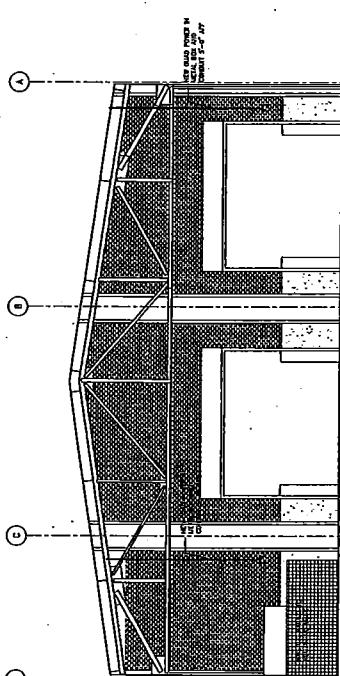
www.stpcity.org

Construction
Documents
Dec 17, 2010

4 WEST ELEVATION
A251 1/4" = 1'-0"

3 EAST ELEVATION
A251 1/4" = 1'-0"

A251



SOUTH ELEVATION
A251 1/4" = 1'-0"

NORTH ELEVATION
A251 1/4" = 1'-0"

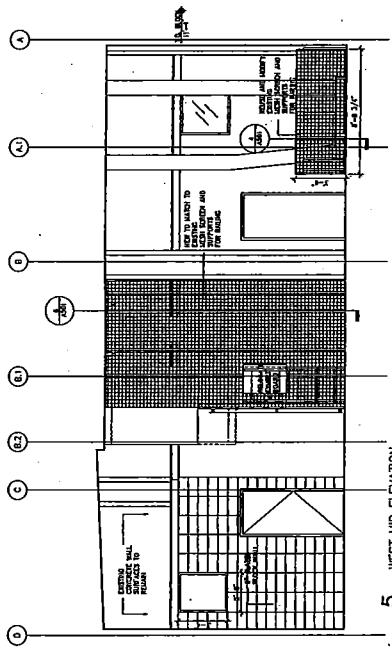
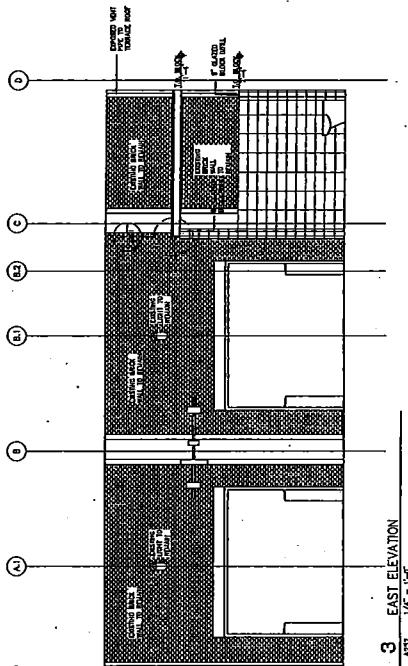
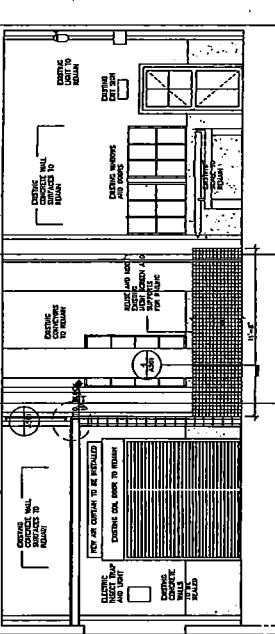
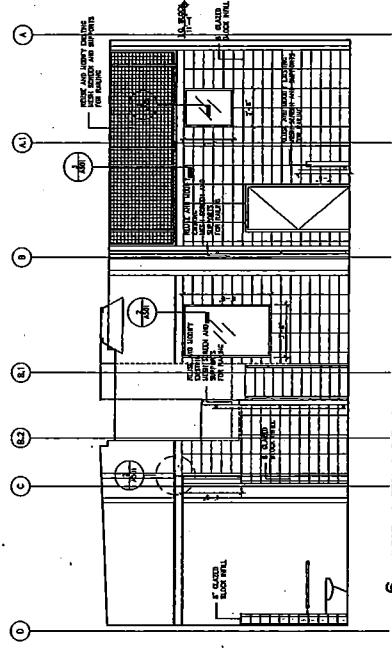
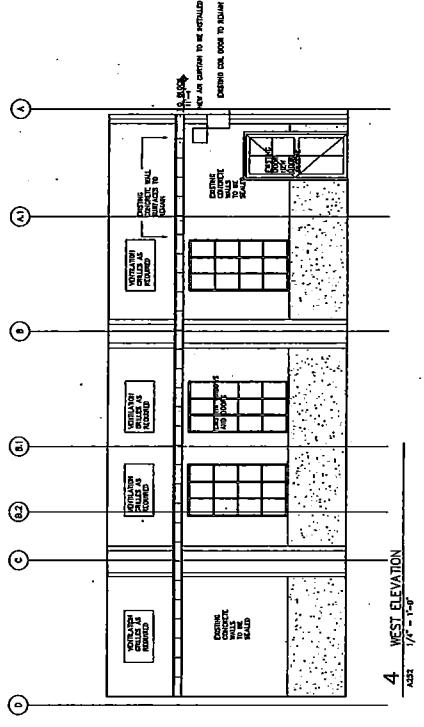
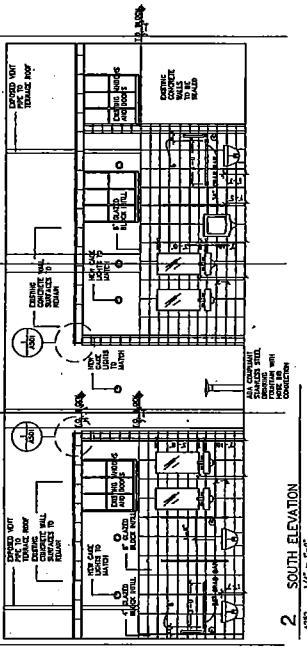
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1

3

4

<p>Housing and Redevelopment Authority of The City of St. Paul One Chouteau Avenue, Suite 100 St. Paul, Minnesota 55101 651.296.4547 Fax: 651.296.4548 Email: hra@st paulmn.gov</p>	
<p>Architectural Drawing Sheet</p>	
<p>BKBM Engineers Architects + Civil Engineers 1000 University Street, Suite 1000 Seattle, Washington 98101 206.467.1000 Fax: 206.467.1001 Email: bkbm@bkbm.com</p>	
<p>EDI ELECTRICAL 1000 University Street, Suite 1000 Seattle, Washington 98101 206.467.1000 Fax: 206.467.1001 Email: edi@edi.com</p>	
<p>Signature: _____ Project Name: CITY HOUSE Date: 12/17/2010 Drawing No. A252 Scale: 1/4" = 1'-0" PROJECT TITLE</p>	
<p align="center">CITY HOUSE 258 MILL STREET ST. PAUL, MINNESOTA</p>	
<p align="right">Construction Documents Dec 17, 2010</p>	
<p align="right">PROJECT NUMBER: 2010007700 DRAWN BY: PMW CHECKED BY: PMW APPROVED BY: PMW DATE: 12/17/2010 DRAWN FOR: CITY OF ST. PAUL</p>	
<p align="right">INTERIOR ELEVATIONS</p>	
<p align="right">A252</p>	





Housing and Redevelopment
Authority of The City of St. Paul
100 University Street, Suite 1000
St. Paul, MN 55101
651.267.5057 • FAX 651.267.5058
www.stpaulmn.gov

Architectural Drawing Release

ED1

ELECTRICAL

BKGM Engineers
Bartlett & Cole Engineers
Project No. 258 Mill Street
City of St. Paul
258 Mill Street
St. Paul, MN 55101
Date 12/17/2010
Project No. 258 Mill Street

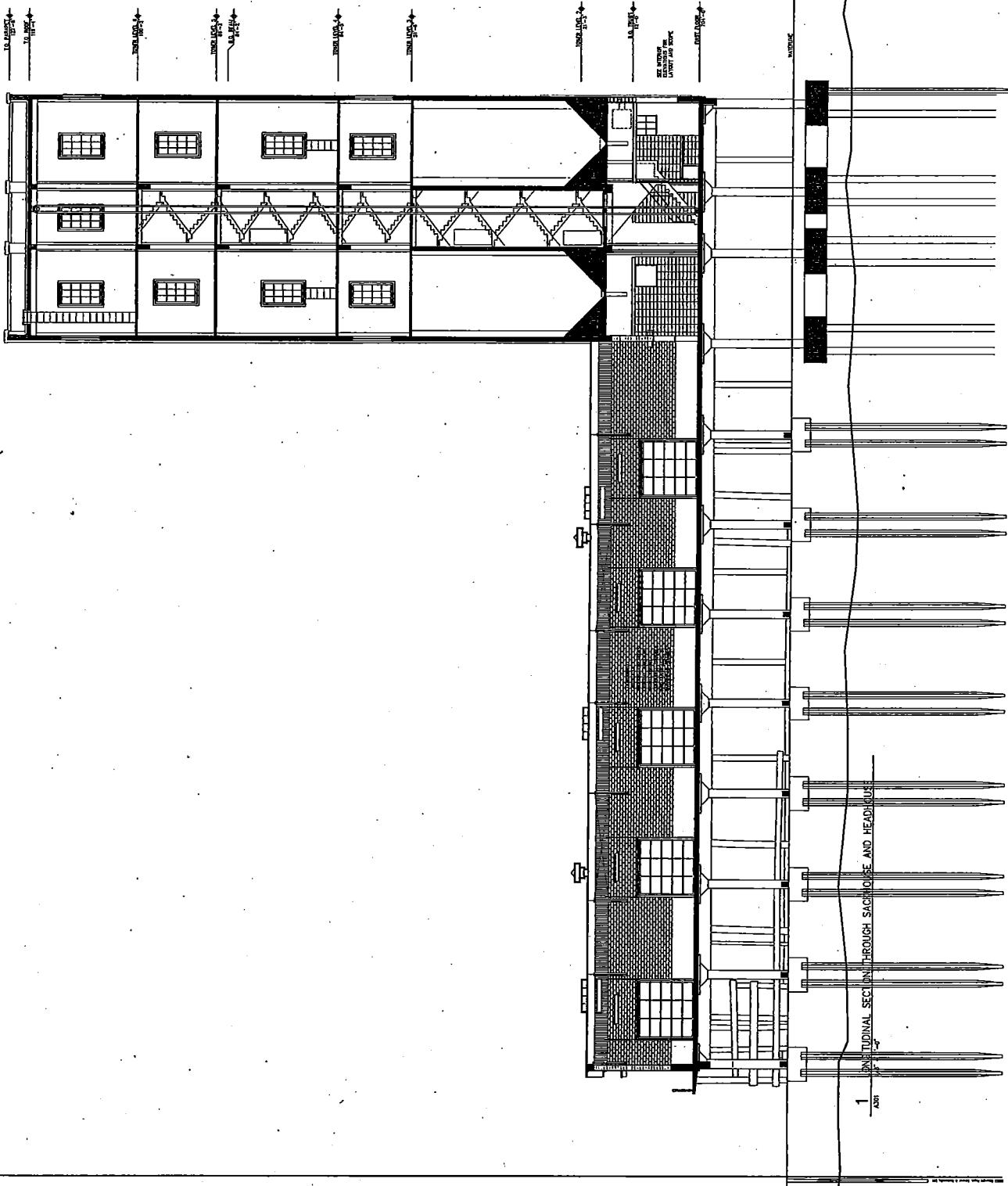
Signature _____
Project Name: CITY HOUSE
Date: 12/17/2010 Client No.: 258 MILL STREET
Project No.: 258 MILL STREET

CITY HOUSE
258 MILL STREET
ST. PAUL, MINNESOTA

Construction
Documents
Dec 17, 2010

2010007200
PROJECT NO. 258 MILL STREET
Architect: BARTLETT & COLE
Builder: CITY OF ST. PAUL
Building Sections

A301





Housing and Redevelopment
Authority of the City of St. Paul

100 University Street, Suite 1000
St. Paul, MN 55101-2000
(651) 266-4200
www.hra.org

Architectural Drawing Release

BKGM Engineers
Standard • City Engineering

100 University Street, Suite 1000
St. Paul, MN 55101-2000
(651) 266-4200
www.bkgm.com

ED1

ELECTRICAL

100 University Street, Suite 1000
St. Paul, MN 55101-2000
(651) 266-4200
www.bkgm.com

[Signature]
Signature _____ Date: 12/17/2010
Title: Project Manager
Name: Mike Henningsen
Firm: BKGM Engineers
Address: 100 University Street, Suite 1000
City: St. Paul
State: MN
Zip: 55101-2000
Phone: (651) 266-4200
Fax: (651) 266-4201
E-mail: mhenningsen@bkgm.com
Project: PROJECT TITLE

CITY HOUSE
258 MILL STREET
ST. PAUL, MINNESOTA

Construction
Documents
Dec 17, 2010

100 University Street, Suite 1000
St. Paul, MN 55101-2000
(651) 266-4200
www.bkgm.com

Checklist

20100007200

PROJECT CONSTRUCTION DOCUMENTS

Drawn By: MHA

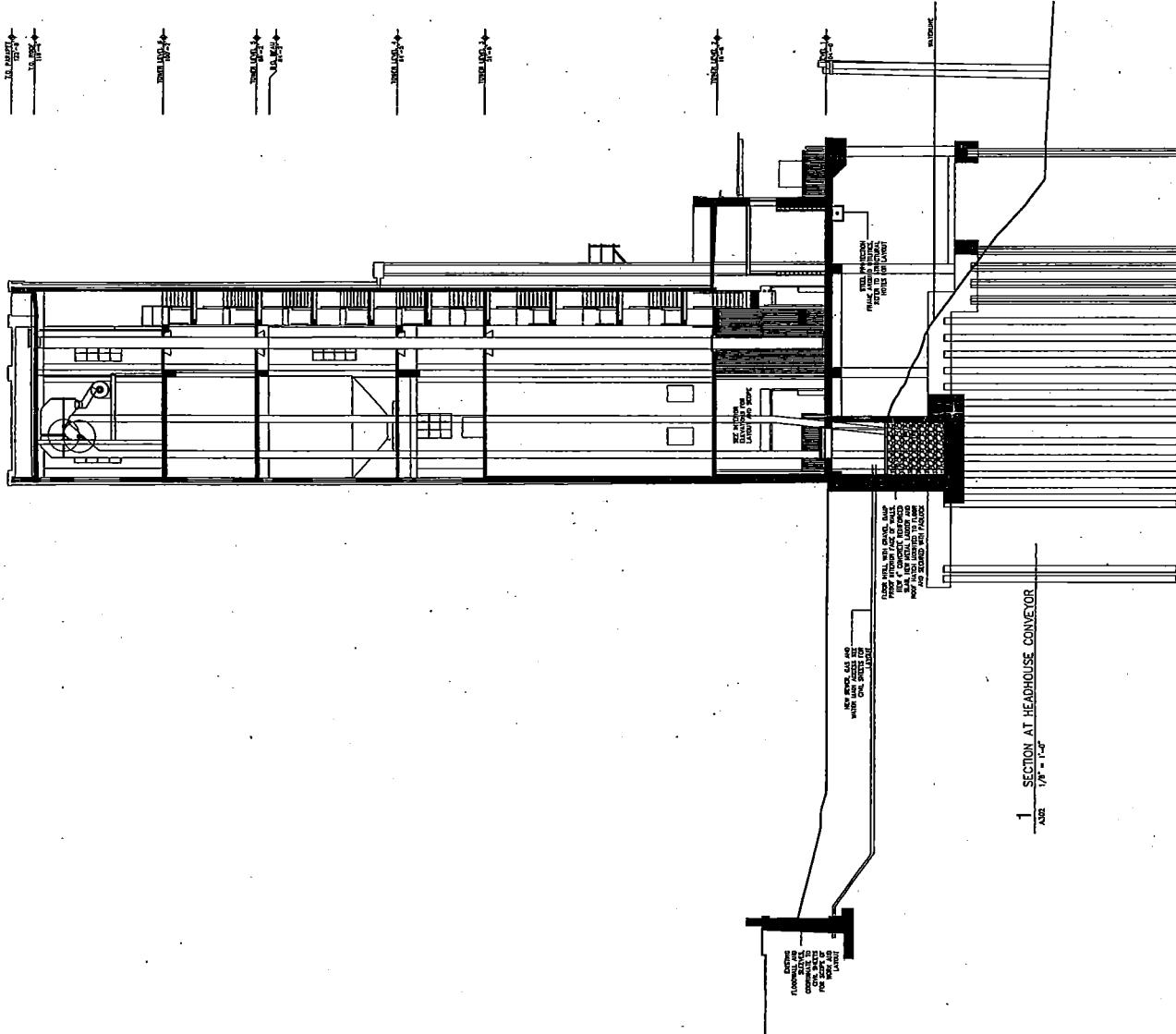
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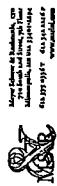
Issued by: Mike Henningsen, LIA

Section A302

BUILDING
SECTIONS

A302





City of St. Paul
Housing and Redevelopment
Authority of The City of St. Paul
One City Hall Annex
255 Robert Street North
St. Paul, Minnesota 55101
651.297.5155 • 651.297.5156
www.hra.org
Architectural Review Board

Housing and Redevelopment
Authority of The City of St. Paul
One City Hall Annex
255 Robert Street North
St. Paul, Minnesota 55101
651.297.5155 • 651.297.5156
www.hra.org
Architectural Review Board

BKBM Engineers
Statement of Responsibility
I hereby certify that the plans and specifications contained herein were prepared under my direction and control, and were submitted for review by me. I am responsible for the professional quality of the work and for the compliance of the plans and specifications with the applicable codes and standards of the State of Minnesota.
ARCHITECT/FAA
EDU

Signature _____
Print Name: EDU A. FAAC
Date: 12/17/2010
Drawing No.: 00000000000000000000000000000000
Project No.:

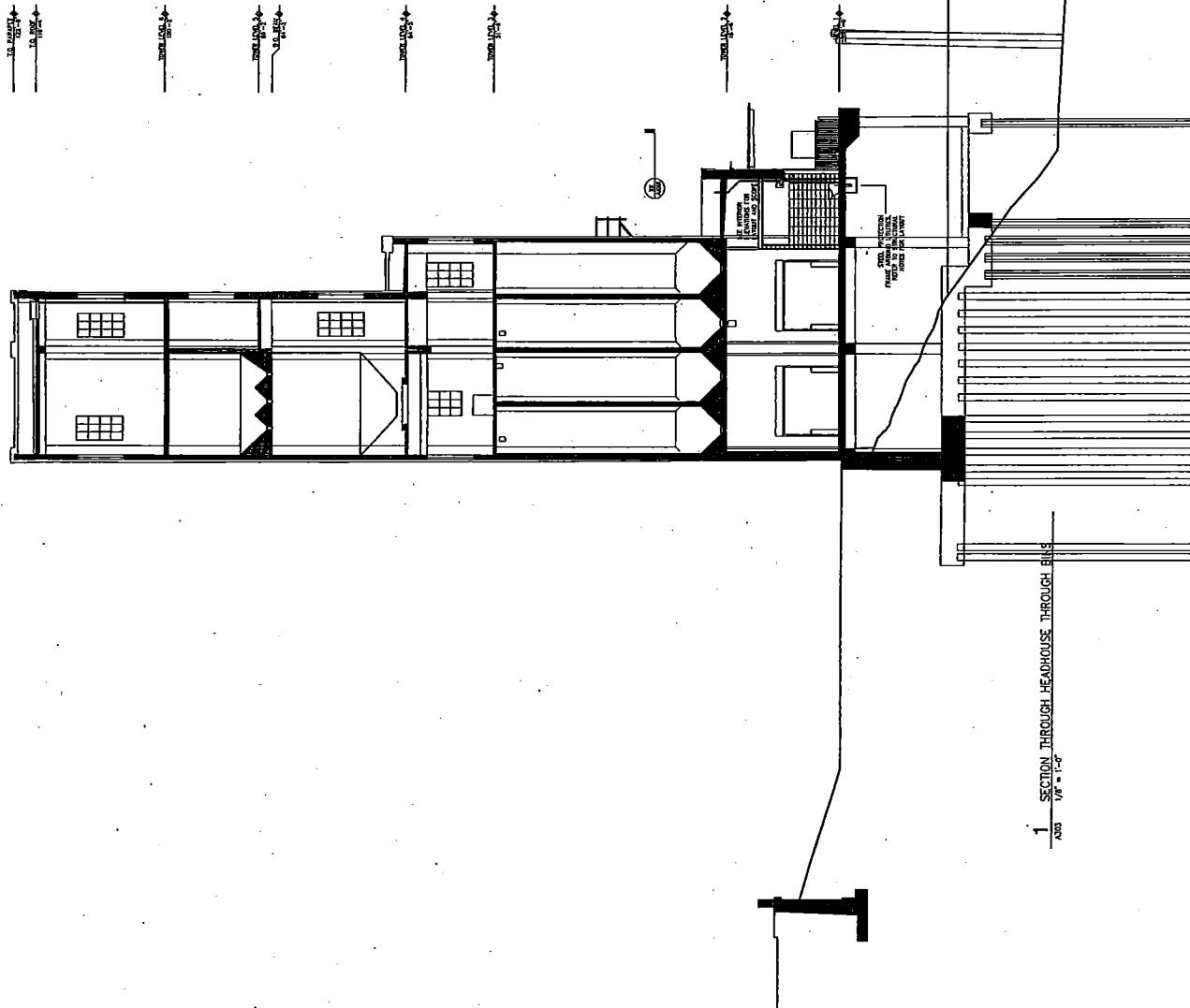
CITY HOUSE
258 MILL STREET
ST. PAUL, MINNESOTA

Construction
Documents
Dec 17, 2010

Section	Description	Date	Description
1	SECTION THROUGH HEADHOUSE	2010/07/20	PROJECT CONSTRUCTION DOCUMENTS
2	SECTION THROUGH ROOF		Checked By: PMW
3	SECTION THROUGH ROOF		Drawn By: PMW
4	SECTION THROUGH ROOF		Issued by: Project Management, Inc.

**BUILDING
SECTIONS**

A303



Housing and Redevelopment
Authority of The City of St. Paul
610 27th Street, Suite 100
St. Paul, MN 55102
(651) 266-5120
www.hra.org

Housing and Redevelopment
Authority of The City of St. Paul
610 27th Street, Suite 100
St. Paul, MN 55102
(651) 266-5120
www.hra.org

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St. Paul, MN 55102
(651) 266-5120
www.hra.org

BGBM Engineers
Architects & Engineers
Minneapolis, Minnesota

EDL
REMARKS:

[Signature]

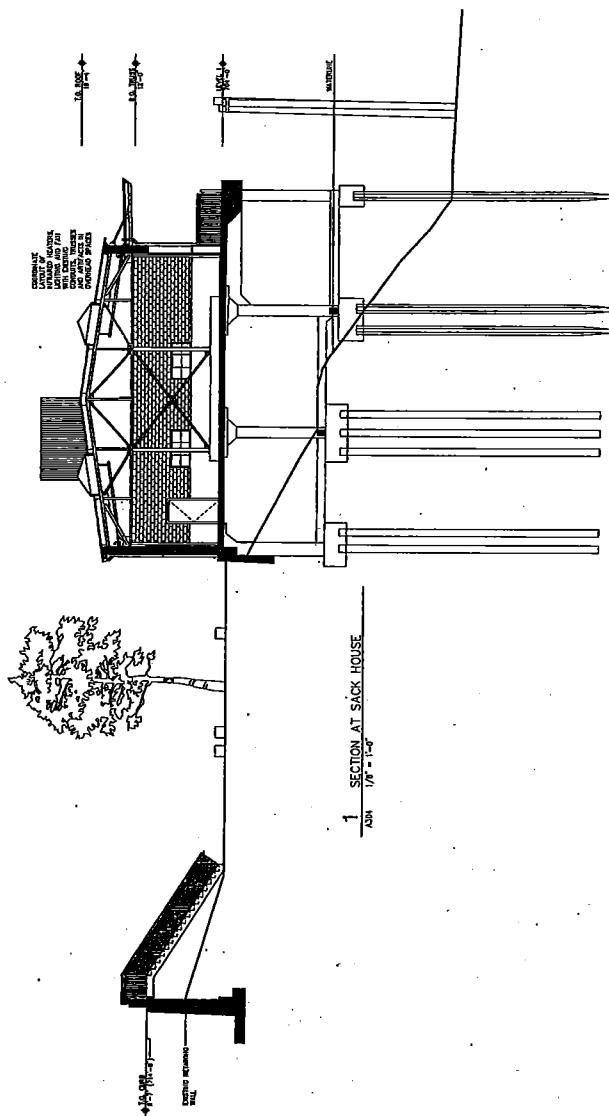
Signature
Name & Title
Date
Drawing No.
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Drawing No.

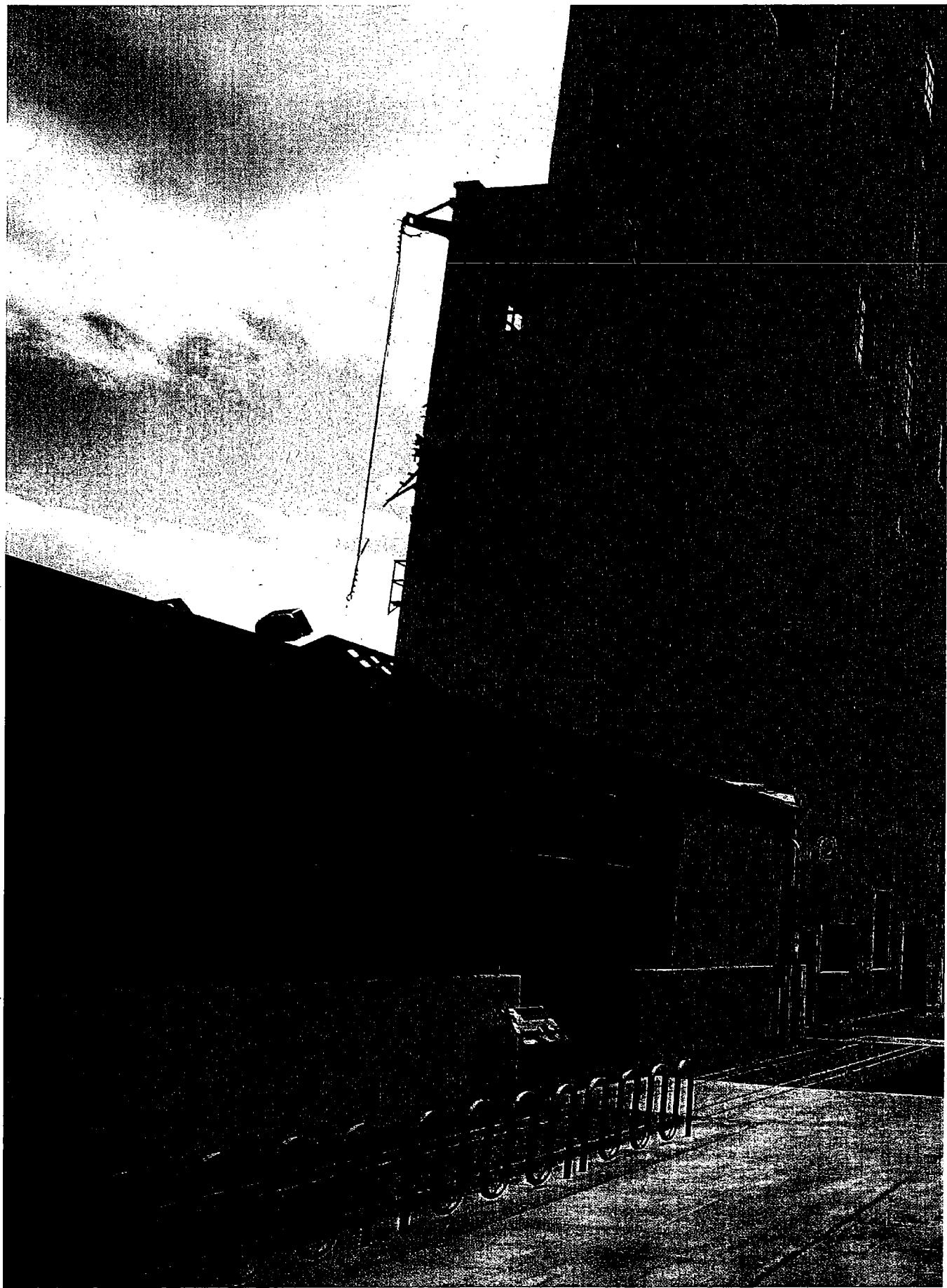
CITY HOUSE
258 MILL STREET
ST. PAUL, MINNESOTA

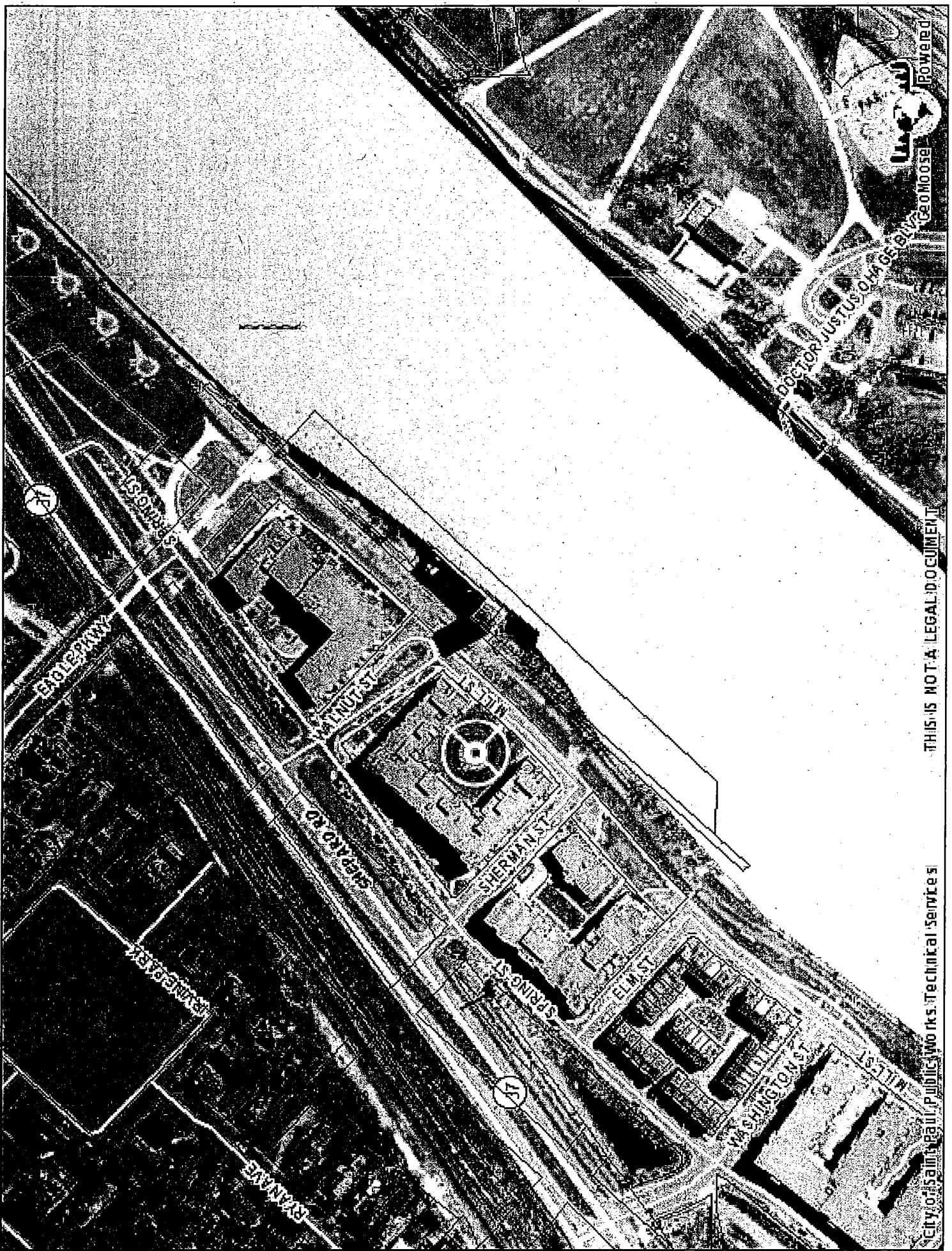
Construction
Documents
Dec 17, 2010

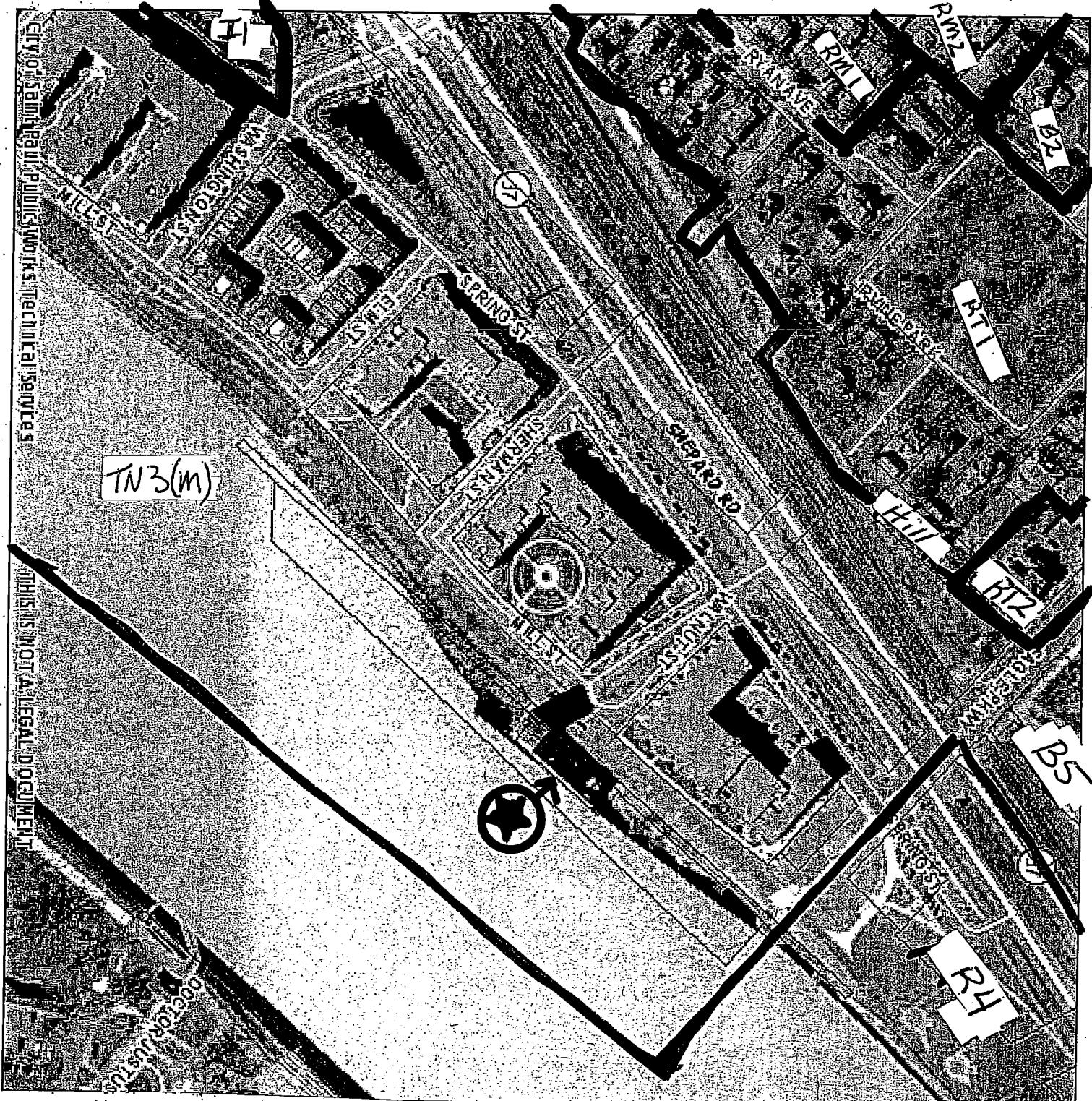
Section	Date	Description
1	2010/07/20	GENERAL CONSTRUCTION DOCUMENTS
2	2010/07/20	Architectural Drawings
3	2010/07/20	Structural Drawings
4	2010/07/20	Mechanical Drawings
5	2010/07/20	Electrical Drawings
6	2010/07/20	Plumbing Drawings
7	2010/07/20	Landscaping Drawings
8	2010/07/20	Site Plan Drawings
9	2010/07/20	Other Drawings

A304









City of Saint Paul

Park and Rec- Design

APPLICANT

RE-Est NCUP

PURPOSE

FILE # 11-148456

DATE 5-31-11

PLNG. DIST 9 + 13

Land Use Map #

SCALE 1:400'

Zoning Map # 16

LEGEND

— zoning district boundary

/\ subject property

- one family
- two family
- multiple family



- ▲ commercial
- industrial
- V vacant

ZONING COMMITTEE STAFF REPORT

1. FILE NAME: City House FILE #11-148-409
2. APPLICANT: Dept. of Parks and Recreation HEARING DATE: June 16, 2011
3. TYPE OF APPLICATION: Conditional Use Permit
4. LOCATION: 258 Mill St, south side of intersection of Walnut and Mill Street
5. PIN & LEGAL DESCRIPTION: 062822310021, Section 6 Town 28 Range 22 Riparian Rights In And Over That Area Described As Com At The Most Sly Cor Of Lot 1 Blk 1 Upper Landing Urban Village Th N 42 Deg 06 Min 59 Sec E Along The Sely L Of Sd Blk 1 A Dist Of 60.09 Ft Th S 47 Deg 53 Min 01 Sec E A Dist
6. PLANNING DISTRICT: 9 PRESENT ZONING: T3M, FW
7. ZONING CODE REFERENCE: §61.501
8. STAFF REPORT DATE: June 8, 2011 BY: Josh Williams
9. DATE RECEIVED: May 23, 2011 60-DAY DEADLINE FOR ACTION: July 22, 2011

-
- A. PURPOSE: Conditional Use Permit for a reception hall
B. PARCEL SIZE: 8712 sq. ft.
C. EXISTING LAND USE: G-Parks/Rec. Facility
D. SURROUNDING LAND USE:
North: Park/Multi-Family Housing (T3)
East: Park/Multi-Family Housing (T3)
South: River
West: Park/Multi-Family Housing (T3)
E. ZONING CODE CITATION: §61.501 lists general conditions that must be met by all conditional uses
F. HISTORY/DISCUSSION: The Saint Paul Housing and Redevelopment Authority (HRA) acquired the former Harvest States grain elevator property in 1988. The site was cleared, with Head House and Sack House (now collectively known as the City House) preserved, and listed on the National Register of Historic Places in 2004. In 2007, the HRA was granted a permit for reestablishment of non-conforming use of the City House as a restaurant and interpretive center. The nonconforming use permit for a restaurant became invalid because the restaurant was not established within two years of the decision, as required by Zoning Code §61.105.
G. DISTRICT COUNCIL RECOMMENDATION: The District 9 Council had not commented at the time of this report.
H. FINDINGS:
 1. The City House is comprised of the historic Head House and Sack House, the lone remaining structures from the Harvest States grain storage and transfer complex. The City House is partially built on pilings, and was previously used to transfer grain between rail cars and barges. This previous use has been discontinued for over 20 years. Although a permit for reestablishment of nonconforming use of the City House as a restaurant and interpretive center was approved in 2007, the use as a restaurant was not established within two years and the nonconforming use permit for a restaurant became invalid by action of Zoning Code §61.105.
 2. The City House proposal is for rehabilitation of the Head House and Sack House as a reception hall, to be available for use by the general public. Rehabilitation will include construction of a catering kitchen and flood-proofing of the structure to an FP-4 standard. Flood-proofing will consist of the use of water-resistant materials and a flood emergency response plan.
 3. §66.321 lists reception hall as a conditional use in the T3 Traditional Neighborhood district. §61.501 lists five standards that all conditional uses must satisfy:
 - (1) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the*

city council. This standard is met. Reuse of the City House is consistent with the Upper Landing Urban Design Master Plan, which was adopted by the City Council in 2001, and is consistent with the Comprehensive Plan.

- (2) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This standard is met. The off-street parking requirement for the proposed use is 38 spaces. 48 spaces will be provided in an underground parking facility in the adjacent mixed-use development, with ingress and egress via Walnut Street. Additional parking is available on site, and remote parking with valet service can be provided as needed, at the discretion of the Department of Parks and Recreation.
- (3) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This standard is met. The proposed use is compatible with the surrounding parkland and residential and mixed-use developments in the same T3M zoning district. Subject to proper flood-proofing, reuse of the historic Head House/Sack House complex does not prevent a danger to the public health or safety. The City House will be owned and operated by the Department of Parks and Recreation, providing a means for ensuring use of the facility does not endanger the general welfare of the public.
- (4) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This standard is met. The use is compatible with the surrounding development. The site and the surrounding area are both part of the same T3M district, for which orderly development and improvement is guided by the Upper Landing Urban Design Master Plan.
- (5) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This standard is met, subject to the issuance of a nonconforming use permit for a reception hall in the FW Floodway district.

I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit for a reception hall in the City House at 258 Mill Street.



CONDITIONAL USE PERMIT APPLICATION

Department of Planning and Economic Development

Zoning Section

1400 City Hall Annex

25 West Fourth Street

Saint Paul, MN 55102-1634

(651) 266-6589

Zoning office use only

File # 11-142109

Fee \$ 480.00

Tentative Hearing Date

6-16-11

9

+3

APPLICANT

Name	Don Varney			
Address	400 CHA 25 W. 4th St.			
City	St. Paul	St. MN	Zip 55302	Daytime Phone 651-266-6427
Name of Owner (if different) H.R.A of City of St. Paul				
Contact Person (if different)	Phone			

PROPERTY LOCATION

Address / Location	258 Mill St.
Legal Description	PIN 06282231021 See Attached
Current Zoning T3, RC	
(attach additional sheet if necessary)	

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of

Chapter 168, Section 504, Paragraph _____ of the Zoning Code.

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

SEE Attached additional information.

Required site plan is attached

Applicant's Signature

Don Varney

Date 5/23/11

City Agent

5/23/11
Josh

**CITY OF SAINT PAUL**

Mayor Christopher B. Coleman

400 City Hall Annex
25 West 4th Street
Saint Paul, Minnesota 55102
www.stpaul.gov/parks

Telephone: 651-266-6400
Facsimile: 651-292-7311

Supporting information for Conditional Use Permit for 258 Mill St. 'City House'

PIN: 062822310021

Legal Description: (From Ramsey Co. GIS online mapping.)

SECTION 6 TOWN 28 RANGE 22 RIPARIAN RIGHTS IN AND OVER THAT AREA DESCRIBED AS COM AT THE MOST SLY COR OF LOT 1 BLK 1 UPPER LANDING URBAN VILLAGE TH N 42 DEG 06 MIN 59 SEC E ALONG THE SELY L OF SD BLK 1 A DIST OF 60.09 FT TH S 47 DEG 53 MIN 01 SEC E A DIS

Description of proposed use:

The existing structure at 258 Mill St. is a Designated Historic Building that is currently being used as an interpretive center and a trailhead for the Samuel H. Morgan Regional Trail. The Parks and Recreation Department wants to upgrade the facility to be able use it for catered events such as weddings and private group meetings. The upgrades include addition of restrooms, addition of a fire sprinkler system, improvements to the electrical service, renovation of the concrete floor. Additional equipment will be added that will provide facilities for enhancing its use as a special event venue. External changes to the structure are limited by its status as an historic structure. There are four 24" x 42" louvered ventilation openings planned for the north wall of the grain elevator and an entrance ramp is planned for the tower door.

The Parks and Recreation Department anticipates renting the space from April through the end of September or October. At the end of the season, the building will be shut down and winterized. Winterization will also effectively prepare the structure for potential spring flooding by isolating the toilets from the sanitary sewer system by closing valves. When threats of spring flooding have passed, the building will be re-opened for the spring-fall active season.

a) The proposed use will be in compliance with City Comprehensive Plan; General Policy 1. sections 1,2,3,4 and 7.

General Policy 2: Appropriate development of sites with river valley views and protection of views where appropriate.

b) Use of the City House will utilize on and off street parking as well as special event parking strategies including valet parking to remote parking facilities.

c) Use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare. The original development plans included potential use of the structure as an event or special use facility.

d) Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The surrounding property has already been developed or is public parkland that will not be negatively impacted by the proposed use.

e) The use will require re-establishment of a non-conforming use via a Non-conforming Use permit that has been applied for per Section 72.41, paragraph c. of the Legislative Code.



CAPRA Accreditation

An Affirmative Action Equal Opportunity Employer



National Gold Medal Award



St. Paul Parks and Recreation

Minneapolis Regional

Interim Project Manager

CITY HOUSE Improvements 258 MILL STREET ST. PAUL, MINNESOTA

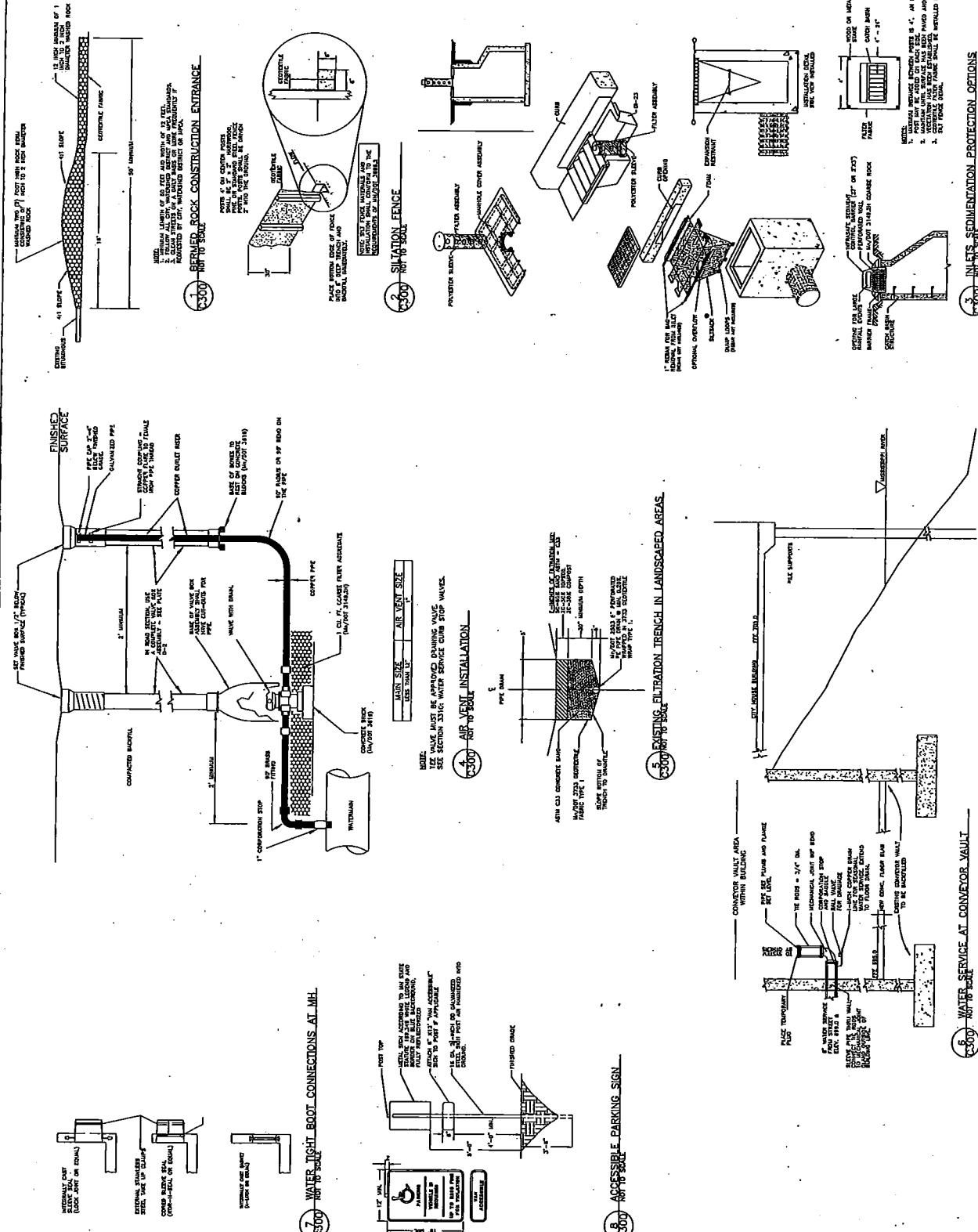
Construction
Documents
May 13, 2011

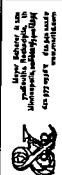
PROJECT NO.: 258 MILL ST.	REV. DATE:	20100510
DESIGNER:	EDJ	Checklist by TCD
DATE ISSUED:	20100510	Checklist by TCD
PROJECT NUMBER:	258 MILL ST.	Checklist by TCD
DRAWING NO.:	1	Checklist by TCD

CIVIL DETAILS

3 INLET SEDIMENTATION PROTECTION OPTIONS

C300





St. Paul Parks and Recreation

City of St. Paul
Parks and Recreation
Division of Parks
and Recreation
255 Hill Street
St. Paul, Minnesota

BKBM Engineers

Division of Engineering
City of St. Paul
Engineering Department
255 Hill Street
St. Paul, Minnesota

ED1

ED2

ED3

CITY HOUSE
Improvements
255 HILL STREET
ST. PAUL, MINNESOTA

Construction
Documents
Feb 3, 2011

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ED2
ED3

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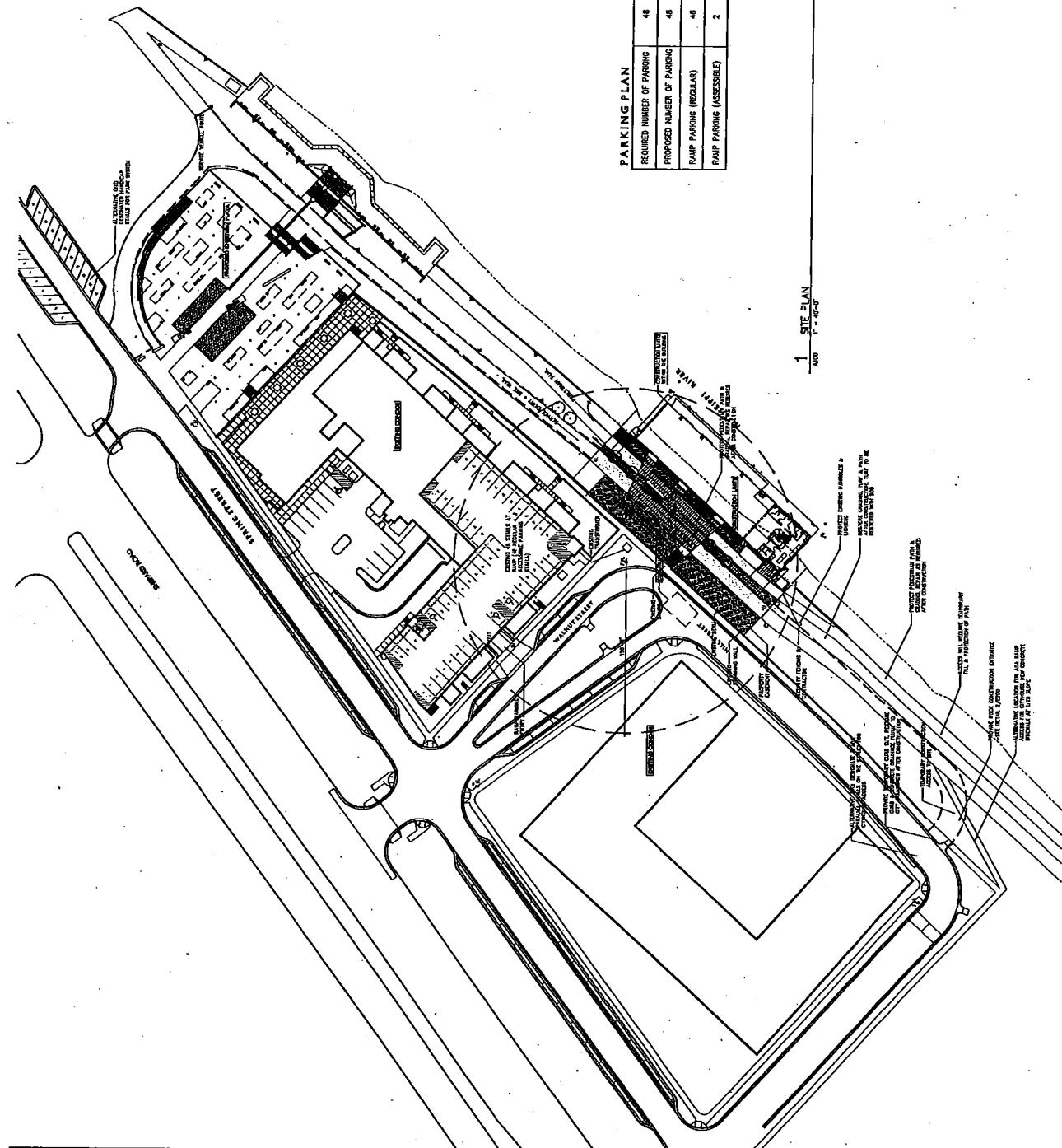
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ED19
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ED21

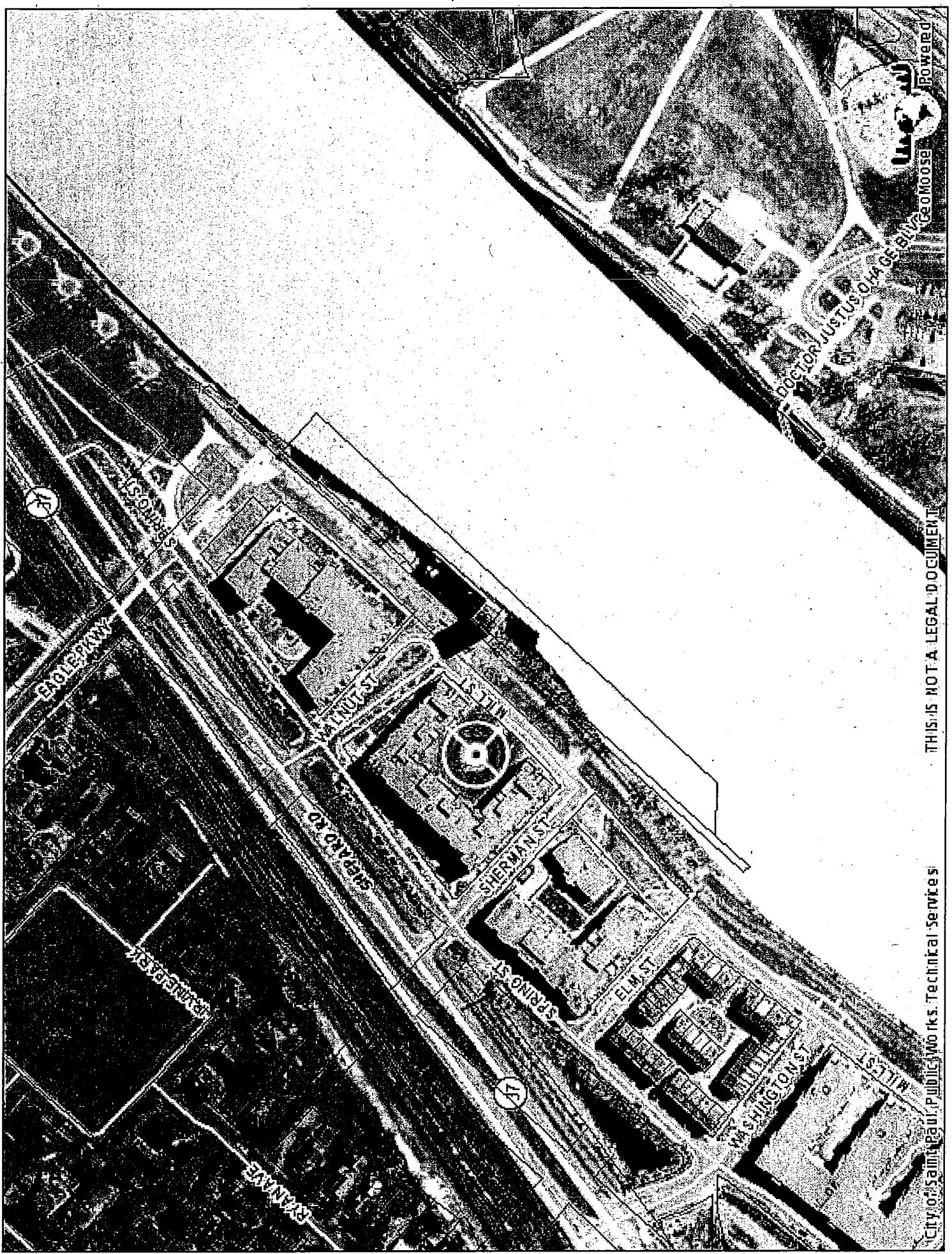


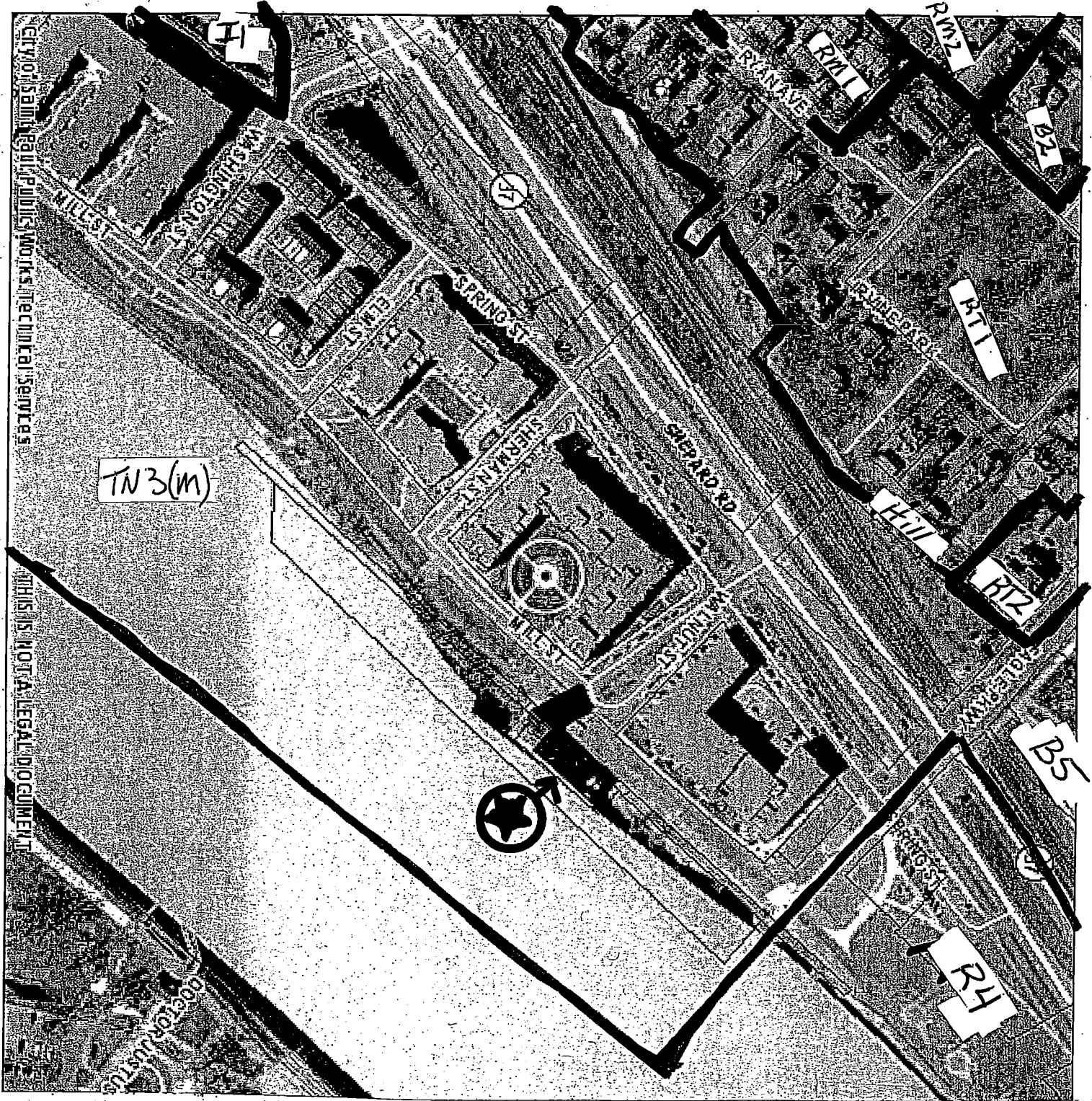
PARKING PLAN	
REQUIRED NUMBER OF PARKING	48
PROPOSED NUMBER OF PARKING	48
RAMP PARKING (REGULAR)	46
RAMP PARKING (ACCESSIBLE)	2

1 SITE PLAN
1:600
1' = 60'-0"









CITY of SAINT PAUL

PARK and Rec-Design

APPLICANT

Conditional USE Permit

PURPOSE

FILE #

DATE

5-31-11

LEGEND



zoning district boundary

subject property



PLNG. DIST

9

Land Use Map #

Zoning Map #

16

- one family
- two family
- multiple family

- ▲ commercial
- industrial
- V vacant

SCALE 1:400

ZONING COMMITTEE STAFF REPORT

1. FILE NAME: HRA (599 Reaney) FILE #11-250-540
2. APPLICANT: Saint Paul Housing and Redevelopment Authority HEARING DATE: July 28, 2011
3. TYPE OF APPLICATION: Nonconforming Use Permit-Reestablishment
4. LOCATION: 599 Reaney Ave, between Payne and Edgerton
5. PIN & LEGAL DESCRIPTION: 292922430084; Borup And Paynes Add To St P Lots 18 And Lot 19 Blk 2
6. PLANNING DISTRICT: 5
7. ZONING CODE REFERENCE: §62.109(d) PRESENT ZONING: R4
8. STAFF REPORT DATE: July 19, 2011 BY: Sarah Zorn
9. DATE RECEIVED: July 7, 2011 60-DAY DEADLINE FOR ACTION: September 5, 2011
-

- A. PURPOSE: Re-Establishment of nonconforming use as a duplex
B. PARCEL SIZE: 90 ft. (Reaney) x 135 ft. = 12,150 sq. ft.
C. EXISTING LAND USE: R-Duplex
D. SURROUNDING LAND USE:
North: Single and two family residential (R4)
East: Single and two family residential (R4)
South: Two family residential (R4)
West: Single and two family residential (R4)
- E. ZONING CODE CITATION: §62.109(d) lists the conditions under which the Planning Commission may grant a permit to re-establish a nonconforming use.
- F. HISTORY/DISCUSSION: There is no zoning history specific to this property.
- G. DISTRICT COUNCIL RECOMMENDATION: The District 5 Council has recommended approval of the application.
- H. FINDINGS:
1. The property was placed on the Vacant Building list in March of 2009 as a Category 2. Because the building has been vacant for more than 365 days, the applicant is required to re-establish the nonconforming duplex use.
 2. The HRA Board authorized staff to purchase property to rehabilitate the structure for either home ownership or rental. The HRA purchased the property through the Neighborhood Stabilization Program (NSP) in November of 2009. There are currently two units in the structure, and the applicant has provided floor plans showing that the property is configured as such. The rehabilitation will be done by Clinton Company Builders in cooperation with the HRA, and the property will be rented and managed by BB Housing Associates.
 3. Section 62.109(e) states: *When a nonconforming use of a structure, or structure and land in combination, is discontinued or ceases to exist for a continuous period of three hundred sixty-five (365) days, the planning commission may permit the reestablishment of a nonconforming use if the commission makes the following findings:*
 - (1) *The structure, or structure and land in combination, cannot reasonably or economically be used for a conforming purpose.* This finding is met. According to city records the property has been registered in the past as a two unit structure and information provided by the applicant shows that it is currently configured as a duplex. The continued use as a duplex is a reasonable use of this property.
 - (2) *The proposed use is equally appropriate or more appropriate to the district than the previous nonconforming use.* This finding is met. The proposed use as a duplex is equally appropriate to the previous use as a duplex.

- (3) *The proposed use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.* This finding is met. The proposed use as a duplex will not be detrimental to the existing character of development in the immediate neighborhood. Re-establishing the nonconforming use will put a structure back into service that has been vacant for the past two years. The proposed use as a duplex fits in with the surrounding neighborhood and adjacent one and two family structures.
- (4) *The proposed use is consistent with the comprehensive plan.* This finding is met. The Housing Chapter of the Comprehensive Plan supports an increase in housing choice (strategy H1.1) across the city to support economically diverse neighborhoods. In addition, The Railroad Island Plan (2007) encourages "better maintenance of the existing housing stock through enforcement and incentive programs" (p.3).
- (5) *A notarized petition of two-thirds of the property owners within one hundred (100) feet of the property has been submitted stating their support for the use.* This finding is met. The petition was found sufficient on July 14, 2011: 22 parcels eligible; 15 parcels required; 15 parcels signed.
4. The Planning Commission has established guidelines for applications for nonconforming use permits for duplexes. While not themselves requirements, these guidelines lay out additional more objective factors the Planning Commission wishes to consider in determining if the required findings for granting nonconforming use permits listed in §62.109 of the Zoning Code can be made. The Planning Commission's Duplex Conversion Guidelines state that for applications for nonconforming use permits for duplexes in residential districts, staff will recommend denial unless the following guidelines are met:
- A. *Lot size of at least 5000 square feet with a lot width or front footage of 40 feet.* This finding is met. The lot size is 12,150 sq. ft. and the lot frontage on Reaney is 90 feet.
 - B. *Gross living area, after completion of duplex conversion, of at least 1,500 square feet. Neither unit shall be smaller than 500 square feet.* This condition is met. The gross living area is approximately 2,100 sq. ft. and each unit is larger than 500 sq. ft.
 - C. *Three off-street parking spaces (non-stacked) are preferred; two spaces are the required minimum.* This condition is met. There is currently a driveway along the east side of the home. The applicant plans to construct a parking pad, with a minimum of three spaces, which will be located behind the structure.
 - D. *All remodeling work for the duplex is on the inside of the structure unless the plans for exterior changes are approved by the Board of Zoning Appeals as part of the variance. (The Planning Commission will approve these changes for the cases they handle.)* This condition is met. The structure can accommodate a duplex without any exterior remodeling. However, the existing front and back porches will be opened up to improve the overall aesthetic of the structure. In addition, the stair on the back of the structure will be removed.
 - E. *For the purpose of protecting the welfare and safety of the occupants of any structure that has been converted into a duplex without the necessary permits, a code compliance inspection shall be conducted and the necessary permits obtained to bring the entire structure into conformance with building and fire code standards; or the property owner must, as a condition of the approval, make the necessary improvements to obtain the necessary permits and bring the entire structure into building and fire code compliance within the time specified in the resolution.* This condition is met. The applicant will work with the Department of Safety and Inspections to obtain the necessary code compliance documentation and permits.

The application for the permit shall include the petition, a site plan meeting the requirements of section 61.401, floor plans, and other information as required to substantiate the permit. This

Zoning File # 11-250-540

Zoning Committee Staff Report

Page 3

finding is met. The applicant has submitted sufficient documentation to substantiate the permit.

- I. **STAFF RECOMMENDATION:** Based on the findings above, staff recommends approval of the Re-Establishment of nonconforming use as a duplex subject to the condition that the applicant adhere to all applicable code requirements and receives a certificate of occupancy for a two-unit building.



NONCONFORMING USE PERMIT APPLICATION
Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

Zoning Office Use Only
File #: 11-250840
Fee: _____
Tentative Hearing Date:
7-28-11

PD=5

292922430084

APPLICANT

Name Housing + Redevelopment Authority of the City of St. Paul
Address 25 West 4th Street, Suite 1100
City St. Paul St. MN Zip 55102 Daytime Phone (651) 266-6615
Name of Owner (if different) Same as above
Contact Person (if different) Sheri Pemberton Horsby Phone (651) 266-6615

PROPERTY LOCATION

Address/Location 599 Reaney Avenue, St. Paul, MN
Legal Description Lots 18 & 19, Block 2, Borup And Paynes Add. to St. Paul
Current Zoning R4
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Nonconforming Use Permit under provisions of Chapter 62, Section 109 of the Zoning Code:

- The permit is for:
- Change from one nonconforming use to another (para. c)
 - Re-establishment of a nonconforming use vacant for more than one year (para. e)
 - Establishment of legal nonconforming use status for use in existence at least 10 years (para. a)
 - Enlargement of a nonconforming use (para. d)

SUPPORTING INFORMATION: Supply the information that is applicable to your type of permit.

Present/Past Use Property was used as duplex before foreclosure by lender

Proposed Use Property will be fully rehabilitated as a duplex.

Property sits on 90'x115' lot.
Property has 2100 sq ft of gross living area.

Attach additional sheets if necessary

Survey
Floor Plans

RECEIVED

JUL 07 2011

Per _____

Attachments as required Site Plan

Consent Petition

Affidavit

Applicant's Signature X

CJD

Date 1-7-11 City Agent PCH

1-7-11



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6655
Facsimile: 651-228-3314

July 7, 2011

The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (HRA) purchases vacant/foreclosed properties under the Neighborhood Stabilization Program (NSP). The District Councils and neighborhood residents help to identify the properties we acquire and recommend the development and/or reuse of the site.

HRA acquired properties at (1) 599 Reaney Avenue; and (2) 765 Edgerton Street. These properties had been vacant for more than a year and are noted as legal non-conforming uses. HRA needed to re-establish the non-conforming use.

We moved forward with the process to re-establish the non-conforming uses. In securing the required signatures a package was put together for each property that included the following:

1. Picture of the vacant/foreclosed property
2. Copy of survey of the property with the structures shown
3. Copy of site plan as to improvements of the site
4. Copy of floor plans and improvements to the property

As signatures were secured the package was shown to the adjacent property owners and information about the improvements discussed.

Also attached is a copy of the District 5 Community Council support for the development of these properties. Also a public hearing was held by the HRA Board on March 9, 2011 considering development of these properties. No one came forward to object to the development of these properties and the Board approved moving forward.

A handwritten signature in cursive ink that reads "Sheri Pemberton-Hoiby".

Sheri Pemberton-Hoiby
Principal Project Manager
Department of Planning and Economic Development

PAYNE PHALEN DISTRICT FIVE PLANNING COUNCIL

STRONG  SAFE  WELCOMING  CONNECTED  NEIGHBORHOODS

Chair Dave Thune and Members of the
Saint Paul Housing and Redevelopment Authority (HRA)
City Hall and Court House
15 West Kellogg Boulevard
Council Chambers - 3rd Floor
Saint Paul, MN

Re: Res 11-501 Resolution Authorizing Entering into a Development Agreement, Obligating
NSP Funds and Approving Sale and Conveyance of Land to BB Housing Associates, LLC for Properties Located
within ISP/NSP Neighborhoods of Payne Phalen District Five: 765 Edgerton Street, Payne-Phalen District 5
599 Reaney Avenue, Payne Phalen District 5 and 500 Hopkins, Payne Phalen District 5

Dear Chair Thune and Members of the HRA:

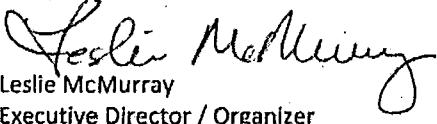
The Payne Phalen District 5 Planning Council is pleased to give its strong recommendation for approval to this resolution which authorizes the rehab and ongoing management the above listed vacant properties in District Five. The Council's CPED (Community Planning & Economic Development) Committee met with the applicant from BB Housing Associates, LLC at their February 2011 CPED meeting. The Committee approves this proposed purchase and rehabilitation of the following properties through the Neighborhood Stabilization Program (NSP). 765 Edgerton Street, 599 Reaney Avenue, and 500 Hopkins.

Following the CPED meeting, the Rail Road Island Task Force met to discuss these properties and they have informed District Five of their approval of these housing plans. The RRITF is comprised of residents living in the immediate areas surrounding these properties and is a recognized Task Force of the District Five Planning Council. The RRITF has focused on these properties in its intensive outreach work regarding vacant housing conditions in the neighborhood. The residents have offered their strong and well-informed recommendation to approve this resolution. The Board of Directors approved CPED and RRITF recommendations on the Consent Agenda of the February 22nd, 2011 Board Meeting.

District Five notes past actions to preserve 765 Edgerton and applauds the plans as they were presented to the Committee. The Committee values the plans put forward by BB Housing Associates, LLC wherein they remain in control of and assume long-term responsibility for quality property management.

This letter is intended to convey the neighborhood's wishes regarding the disposition of these vacant properties. Please contact the District Five Planning Council if more information is required.

Sincerely,

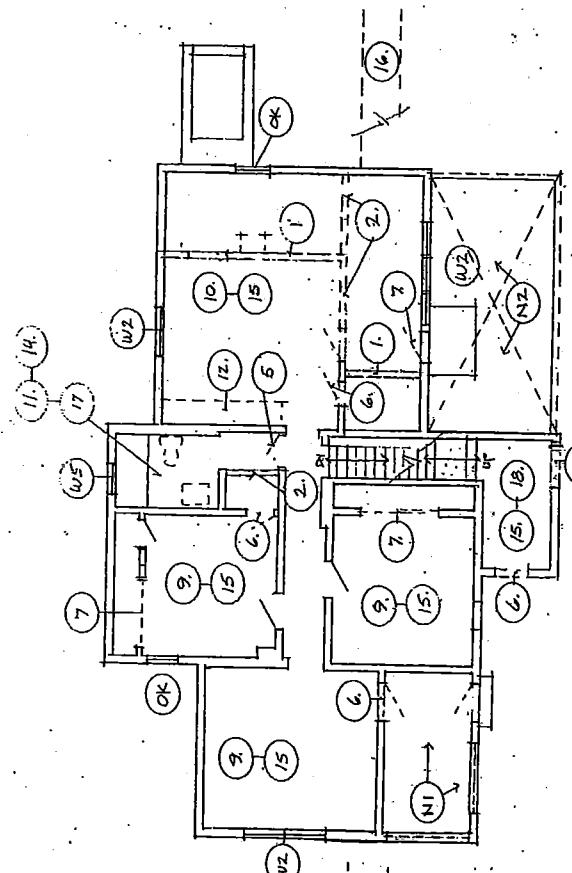

Leslie McMurray
Executive Director / Organizer

506 KENNY ROAD, SUITE 130, SAINT PAUL, MINNESOTA 55130-4554

TEL # (651) 774-5234  FAX # (651) 774-9745

E-MAIL: DISTRICT5@PAYNEPHALEN.ORG

WWW.PAYNEPHALEN.ORG

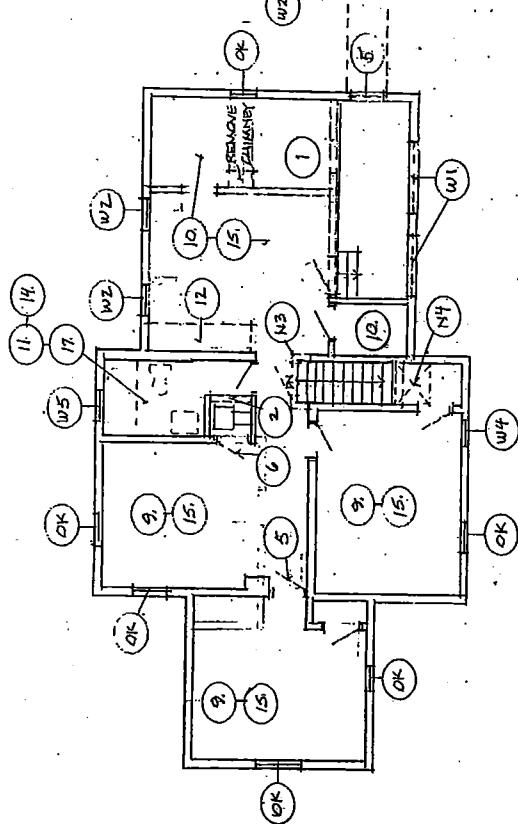


1ST FLOOR PLAN - DEMOLITION

ADDITIONAL DEMO NOTES FOR 559 REMMY

- N1 - REMOVE PORCH WALLS EXTERIOR,
FINISHES, CEILING TO LOCATE OPEN
PORCH. MANTAIN STRUCTURAL INTEN-
TITY AND ROOF.
- N2 - REMOVE PORCH WALLS AND ROOF
STRUCTURE, CONCRETE FLOOR, SLIPS
TO REMAIN.
- N3 - REMOVE WALLS AROUND STAIR AS
SHOWN - SEE 3/4"
- N4 - REMOVE FLOOR STRUCTURE AS REQ.
TO CREATE HENDERSON PER REVISED
STAIR - SEE 3/4"
- N5 - REMOVE ALL DUSTING TILE, PAVERS, ETC. THROUGHOUT project

SEE GENERAL NOTES!



2ND FLOOR PLAN - DEMOLITION

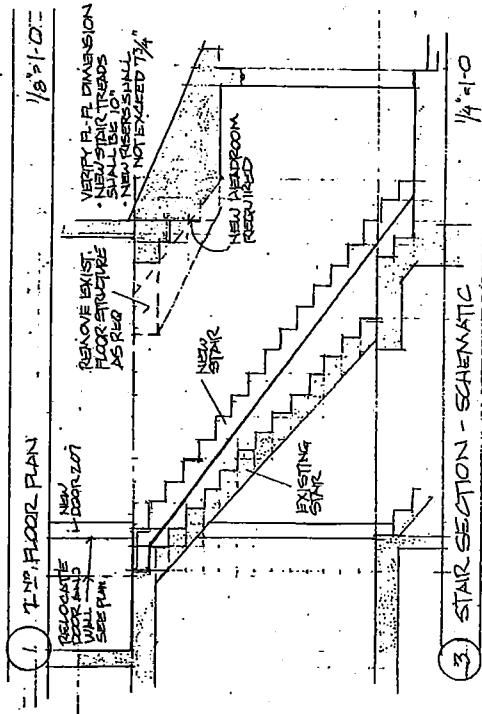
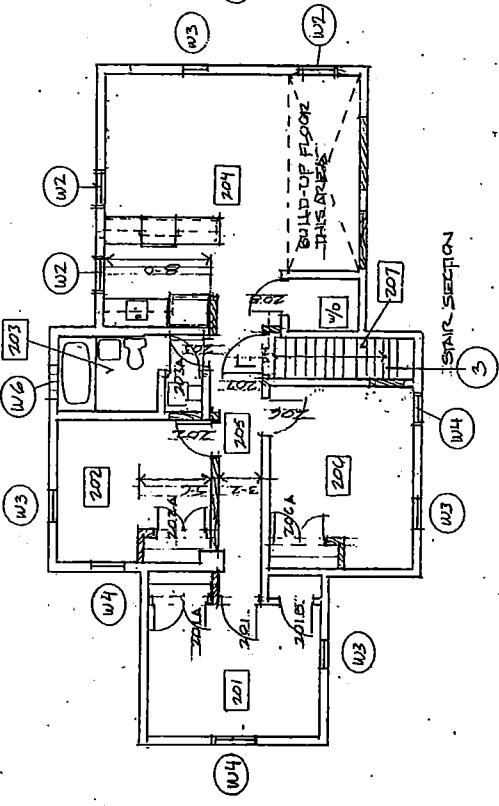
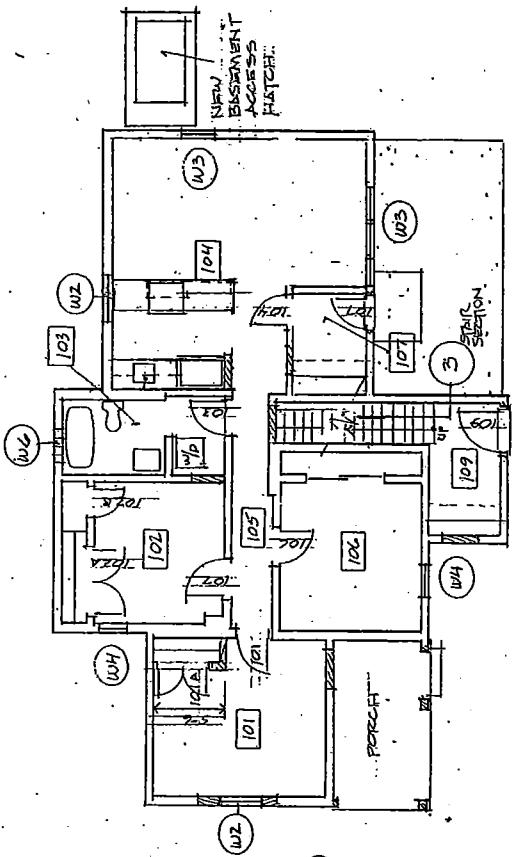
R.L.U. 5-18-11		TITLE DEMOLITION PLANS	
SHEET		PROJECT 559 REMMY ALEXANDRIA	
C1		COMB. NO.	SCALE
			DRAWN
			DATE 5-18-11



DEMOLITION NOTES

DATE: 5/11/11

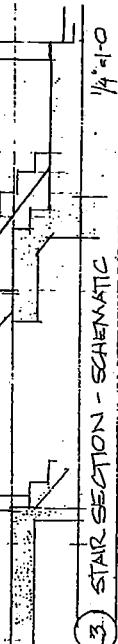
1. Remove walls, floor to ceiling as shown
2. Remove walls only to 6-10 1/2 height
- 3.A. Cut new rough opening 3-4 1/2 (prepare 3-0 DR)
- 3.B. Cut new rough opening 3-0 1/2 (prepare 2-8 DR)
- 3.C. Cut new rough opening 2-8 1/2 (prepare 2-4 DR)
4. Cut new opening, as dimensioned
(new opening Ht to be 6-10 1/2 unless otherwise noted)
5. Remove door trim and frame (opening to remain)
6. Remove door trim and frame (opening to be filled)
7. Remove door only, protect frame and trim to remain
8. Remove door and protect, prepare to reverse swing
9. Remove carpet & base, prepare to refinish hardwood floors
10. Remove vinyl flooring, prepare to refinish hardwood floors
11. Remove vinyl flooring, prepare to profde new vinyl flooring
12. Remove cabinetry (verify salvage requirements)
13. Remove ceiling (verify scope)
14. Remove plumbing & fixtures (verify scope - see finished floor plans)
15. Remove wall paneling
16. Remove stair as shown
17. Remove wall tile
- 18.
- 19.
- 20.



(2) 1ST FLOOR PLAN 1/8" * 1'-0" -

WINDOW NOTES

- 1 General: Provide tempered glass where required by code.
- field verify all dimensions, window type, conditions and details
- 2 W1 - Remove window (opening to closed)
- 3 W2 - Remove window (opening to be reduced - verify)
- 4 W3 - Replace with new window
- 5 W4 - Provide new egress window
- 6 W5 - Provide new storm window at existing window
- 7 W6 - Remove window, fill opening with glass block



(3) STAIR SECTION - SCHEMATIC 1/4"=1'-0" -

REV. 5/8/11

SHEET		21	
TITLE		FLOOR PLANS	
PROJECT		555 READING AVENUE	
COM. NO.		SCALE	DRAWN
		NOTED	
			DATE 5/11/11

RWBuelow Associated Architects

**RW Buelow
Associated
Architects**

599 REEDLEY
AVENUE
SAINT PAUL, MN

**RW Buelow
Associated
Architects**



DOOR SCHEDULE

DATE: 5-11-11

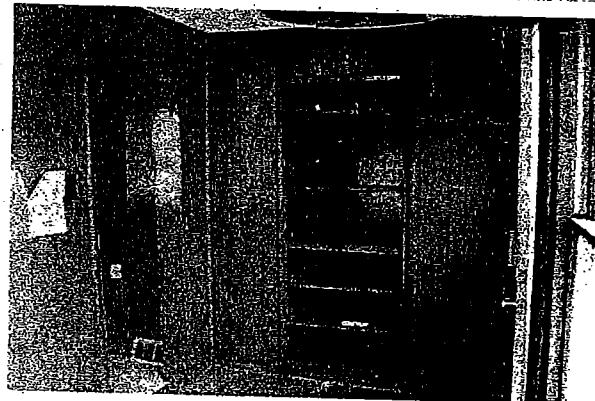
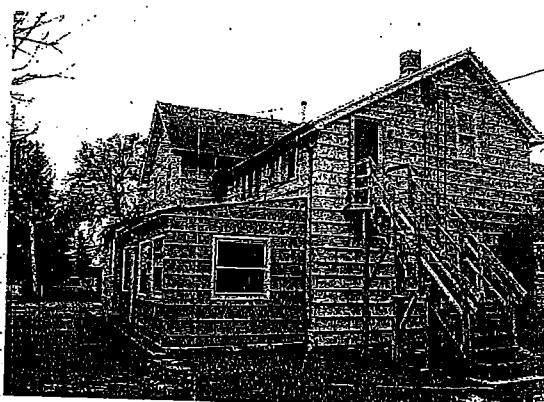
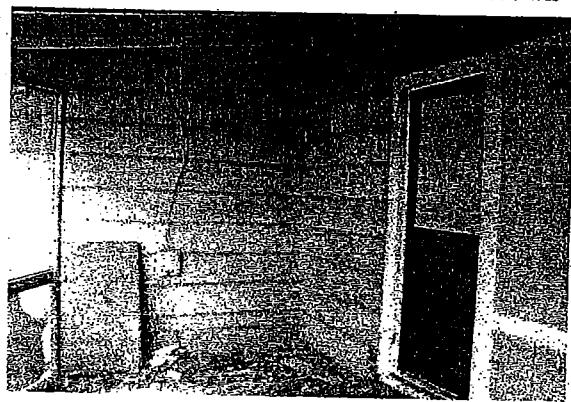
NO	DIMENSIONS (WxH)	STYLING	ENDS NEW	REMARKS
101	2'-8" x 6'-8"	X	S.C.	
TO1A	4'-0", ↓	X	PAR - H.C.	
102	2'-8" x	X	S.C.	
102A	5'-0" x	X	PAR - H.C.	
102B				
103				
104	3'-0" x 6'-8"	X	S.C.	
106	2'-8" x	X		
106A	5'-0" x 6'-8"	X	PAR - H.C.	
107	3'-0" x	X	EXTERIOR - S.C.	
108	2'-8" x	X	S.C.	
109	3'-0" x	X	EXTERIOR - S.C.	
201A	4'-0" x ↓	X	S.C. - PAR - P.C.	
201B		X	H.C.	
202	2'-8" x 6'-8"	X	S.C.	
202A	4'-0" x	X	PAR - TAC	
203				
203A	2'-8" x 6'-8"	X	H.C.	
204		X		
204A	4'-0" x 6'-8"	X	PAR - HC	
207	3'-0" x 6'-8"	X	S.C.	
208	2'-8" x 6'-8"	X	H.C.	

ROOM FINISH SCHEDULE

DATE: 5-11-11

NO	NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
101	BEDROOM	WD ①	②	③		① REFRESHED HARDWOOD FLOORS
102	BEDROOM	WD ④	②	③		② PAINTED WD BASE
103	BATH	CT	CT	④		③ TRIM
104	GREAT ROOM	WD ①	②	⑤		③ PAINTED PAINT EXIST
105	HALL	WD	WD	④		③
106	BEDROOM	WD	WD	④		④ SEE PLANS FOR SCOPE OF CEIL. TILE
107	ENTR	WD	WD	④		⑤ NEW CEILING, PAINT
108	PORCH	WD	WD	④		④ RUBBER TREADS, METAL NOSINGS
109	ENTRY	WD ①	WD	④		
201	BEDROOM	WD - ④	④	②		③
202	BEDROOM	WD	WD	④		③
203	BATH	CT	CT	④		④
204	GREAT ROOM -	WD ①	②	③		⑤
205	HALL	WD	WD	④		③
206	BEDROOM	WD	WD	④		④
207	STAIR	④	④	④		④
208	LAUNDRY	VINYL	VINYL	VINYL		③
209						

599 REEDLEY
AVENUE
SAINT PAUL, MN



CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A NONCONFORMING USE PERMIT

We, the undersigned, owners of the property within 100 feet of the subject property acknowledge that we have been presented with the following:

A copy of the application of Housing & Redevelopment Authority
(name of applicant)

to establish a reestablish duplex use,
(proposed use)

located at 599 Reaney,
(address of property)

requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
600 Bush Ave	Stacy Blomker Gary Blomker	Shayff Blomker	7/14/11
584 Bush Ave	Frank Hickman		
612 Bush Ave	Mardonio Galarza		
596 Bush Ave	Stacy Blomker Gary Blomker	Shayff Blomker	7/14/11
606 Bush Ave	Bee Rue		
587 Reaney Ave	HRA		
602 Bush Ave	Shoreview Investments		
593 Reaney Ave	Mai Lee		
616 Bush Ave	Sally Hakala	Sally Hakala	7-14-11
604 Bush Ave	HRA		
615 Reaney Ave	John Schoenfelder		
600 Reaney Ave	Dennis Roth		
586 Reaney Ave	JWA Investment <small>James W. Cope</small>		

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

RECEIVED

JUL 14 2011

CITY OF SAINT PAUL

Per _____

CONSENT OF ADJOINING PROPERTY OWNERS FOR A
NONCONFORMING USE PERMIT

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(address of property)

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ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
600 Bush Ave	Stacy Blomker Gary Blomker	Shawn Blomker	7/14/11
584 Bush Ave	Frank Hickman		
612 Bush Ave	Mardonio Galarza		
596 Bush Ave	Stacy Blomker Gary Blomker	Shawn Blomker	7/14/11
606 Bush Ave	Bee Rue		
587 Reaney Ave	HRA		
602 Bush Ave	Shoreview Investments		
593 Reaney Ave	Mai Lec		
616 Bush Ave	Sally Hakala		
604 Bush Ave	HRA		
615 Reaney Ave	John Schoenfelder		
600 Reaney Ave	Dennis Roth		
586 Reaney Ave	JWA Investment		

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

CITY OF SAINT PAUL

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We, the undersigned, owners of the property within 100 feet of the subject property acknowledge that we have been presented with the following:

A copy of the application of Housing & Redevelopment Authority
(name of applicant)

to establish reestablish duplex use
(proposed use)

located at 599 Reaney
(address of property)

requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
600 Bush Ave	Stacy Blomker Gary Blomker	<u>Steve Erickson</u>	7-7-11
584 Bush Ave	Frank Hickman	<u>Frank Hickman</u>	7-5-11
612 Bush Ave	Mardonio Galarza	<u>Mardonio Galarza</u>	7-5-11
596 Bush Ave	Stacy Blomker Gary Blomker	<u>Steve Erickson</u>	7-7-11
606 Bush Ave	Bee Vue	<u>J. V.</u>	
587 Reaney Ave	HRA	<u>✓</u>	
602 Bush Ave	Shoreview Investments Inc	<u>✓</u>	
593 Reaney Ave	Mai Lee	<u>Mai Lee</u>	7-5-11
616 Bush Ave	Sally Hakala	<u>Sally Hakala</u>	
604 Bush Ave	HRA	<u>J. V.</u>	
615 Reaney Ave	John Schoenfelder	<u>✓</u>	7-7-11
600 Reaney Ave	Dennis Roth		
→ 586 Reaney Ave	JWA Investment <small>James Urice</small>	<u>✓</u>	7-7-11

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A NONCONFORMING USE PERMIT

We, the undersigned, owners of the property within 100 feet of the subject property acknowledge that we have been presented with the following:

A copy of the application of Housing + Redevelopment Authority
(name of applicant) of the City of St. Paul
to establish duplex use,
(proposed use)

located at 599 Reaney,
(address of property)

requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
609 Reaney	Sandra Marrone	-	
599 Reaney	HRA	L	
596 Reaney	Donald Roth		
602 Reaney	DBZ LLC	Jng. - Bass	7-5-11
583 Reaney	Quality Residences	Jean Didera	7-7-11
588 Bush	Barbara & Richard Goulet	Katalyn Goulet	7-5-11
611 Reaney	Michael and Wendy Bertrand	M. Bertrand	7-5-11
598 Reaney	Bee Vue		
610 Reaney	US Bank Nat Assoc		

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

1/2

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A
NONCONFORMING USE PERMIT

We, the undersigned, owners of the property within 100 feet of the subject property acknowledge that we have been presented with the following:

A copy of the application of Housing & Redevelopment Authority
(name of applicant)

to establish mixed-use development
(proposed use)

located at 594 Reaney
(address of property)

requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
600 Bush Ave	Stacy Bunker Barry Bunker		
584 Bush Ave	Frank Hickman		
612 Bush Ave	Mardonio Galazza		7-3-11
614 Bush Ave	Stacy Bunker Barry Bunker		
616 Bush Ave	Bee Ville		
587 Reaney Ave	HRA		
611 Bush Ave	Shrewsbury Investments		
583 Reaney Ave	Mai Lee		
616 Bush Ave	Sally Hakala		
604 Bush Ave	HRA		
619 Reaney Ave	John Schenfelder	John Schenfelder	7/7/11
600 Reaney Ave	Dennis Roth		
586 Reaney Ave	JWA		

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

9/08

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A NONCONFORMING USE PERMIT

We, the undersigned, owners of the property within 100 feet of the subject property acknowledge that we have been presented with the following:

A copy of the application of Housing & Redevelopment Authority
(name of applicant)

to establish new establishment (proposed use)

located at 599 Reaney
(address of property)

requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
600 Bush Ave	Stacy Blomkeer Carly Blomkeer		7/7/11
534 Bush Ave	Frank Hickmen		7/7/11
517 Bush Ave	Marko Jokinen		7/7/11
516 Bush Ave	Robert Baum		7/7/11
600 Bush Ave	Jeffrey S. Baum		7/7/11
600 Bush Ave	Eve Witz		7/7/11
521 Reaney Ave	Hart		7/7/11
600 Bush Ave	Shorewest Investment Co.		7/7/11
520 Bush Ave	Paul Lee		7/7/11
510 Bush Ave	Sally Parkes		7/7/11
604 Bush Ave	Paul Lee		7/7/11
512 Reaney Ave	John Schenck		7/7/11
600 Reaney Ave	Dennis Roto		7/7/11
* 586 Reaney Ave	JWA INVESTMENT James Wrich		7/7/11

NO PUBLIC INFORMATION ON THE APPROVAL OF THIS APPLICATION WILL BE PROVIDED PRIOR TO CONSIDERATION BY THE CITY COUNCIL.

(1)

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A NONCONFORMING USE PERMIT

We, the undersigned, owners of the property within 100 feet of the subject property acknowledge that we have been presented with the following:

A copy of the application of Housing & Redevelopment Authority
(name of applicant)

to establish reestablish duplex use,
(proposed use)

located at 599 Reaney,
(address of property)

requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
- 600 Bush Ave	Stacy Blomker Gary Blomker	<u>Frank Hickman</u>	7-5-11
584 Bush Ave	Frank Hickman	<u>Frank Hickman</u>	7-5-11
612 Bush Ave	Mardonio Galarza	<u>Mardonio Galarza</u>	7-5-11
- 596 Bush Ave	Stacy Blomker Gary Blomker		
606 Bush Ave	Bee Vue	<u>Bee Vue</u>	
587 Reaney Ave	HRA	<u>HRA</u>	7-7-11
- 602 Bush Ave	Shoreview Investments Inc		
593 Reaney Ave	Mai Lee	<u>Mai Lee</u>	7-5-11
616 Bush Ave	Sally Hakala	<u>Sally Hakala</u>	
604 Bush Ave	HRA	<u>HRA</u>	7-7-11
615 Reaney Ave	John Schoenfelder	<u>John Schoenfelder</u>	
600 Reaney Ave	Dennis Roth		
→ 586 Reaney Ave	JWA Investment <small>James Curcio</small>	<u>JWA Investment</u>	

emulsion
NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A NONCONFORMING USE PERMIT

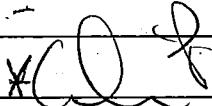
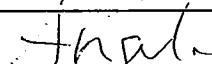
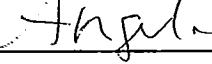
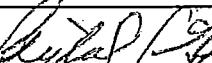
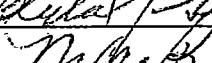
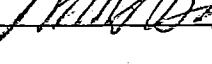
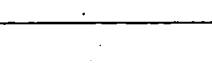
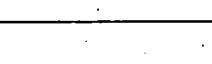
We, the undersigned, owners of the property within 100 feet of the subject property acknowledge that we have been presented with the following:

A copy of the application of Housing & Redevelopment Authority
(name of applicant) of the City of St. Paul
to establish new establish duplex use
(proposed use)

located at 599 Reaney
(address of property)

requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
609 Reaney	Sandra Marrone		
599 Reaney	HRA		7-7-11
596 Reaney	Donald Roth		
602 Reaney	DBZ LLC		7-5-11
583 Reaney	Quality Residences		
588 Bush	Barbara & Richard Goulet		7-5-11
611 Reaney	Michael and Wendy Bertrand		7-5-11
598 Reaney	Bee Vue		
610 Reaney	US Bank Nat Assoc		

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A CONDITIONAL USE PERMIT OR A NONCONFORMING USE PERMIT

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, R. MICHAEL Buelow, being first duly sworn, deposes and states that the consent petitioner is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name; each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition; the consent petition contains signatures of owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition; and the consent petition was signed by each said owner and the signatures are the true and correct signatures of each and all of the parties so described.

m. Buelow

NAME

1645 PALACE AV.
ST. PAUL, MN 55105
ADDRESS

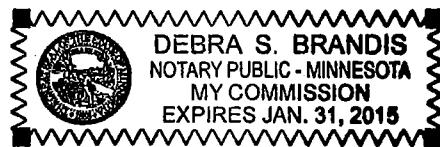
651-260-5528

TELEPHONE NUMBER

Subscribed and sworn to before me this

8th day of July, 2011


NOTARY PUBLIC



CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A CONDITIONAL USE PERMIT OR A NONCONFORMING USE PERMIT

STATE OF MINNESOTA)

:SS

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The petitioner, R. MICHAEL Buelow, being first duly sworn, deposes and states that the consent petitioner is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name; each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition; the consent petition contains signatures of owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition; and the consent petition was signed by each said owner and the signatures are the true and correct signatures of each and all of the parties so described.

m. Buelow 7/14/11
m. Buelow

NAME

1645 PALACE AV.
ST. PAUL, MN 55105

ADDRESS

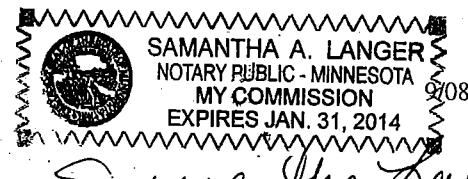
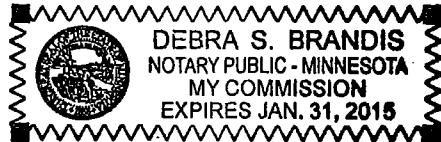
651.260-5528

TELEPHONE NUMBER

Subscribed and sworn to before me this

8th day of July, 20¹¹

Debra S. Brandis
NOTARY PUBLIC



Samantha Langer
7-14-11

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

DATE PETITION SUBMITTED: 7-7-11

RESUBMITTED

DATE PETITION RESUBMITTED: _____

DATE OFFICIALLY RECEIVED: 7-14-11

DATE OFFICIALLY RECEIVED: _____

PARCELS ELIGIBLE: 22

PARCELS ELIGIBLE: _____

PARCELS REQUIRED: 15

PARCELS REQUIRED: _____

PARCELS SIGNED: 15

PARCELS SIGNED: _____

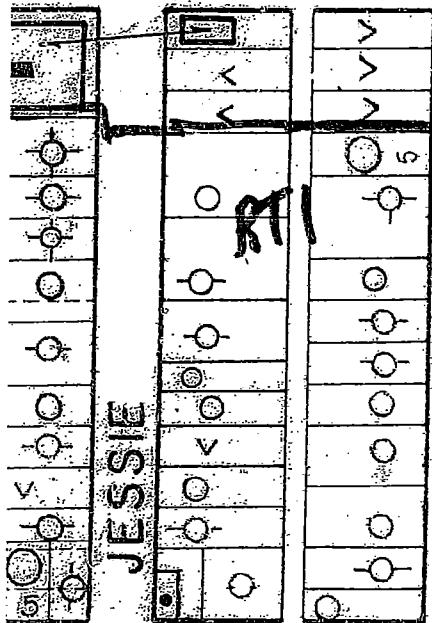
CHECKED BY:

Patricia James

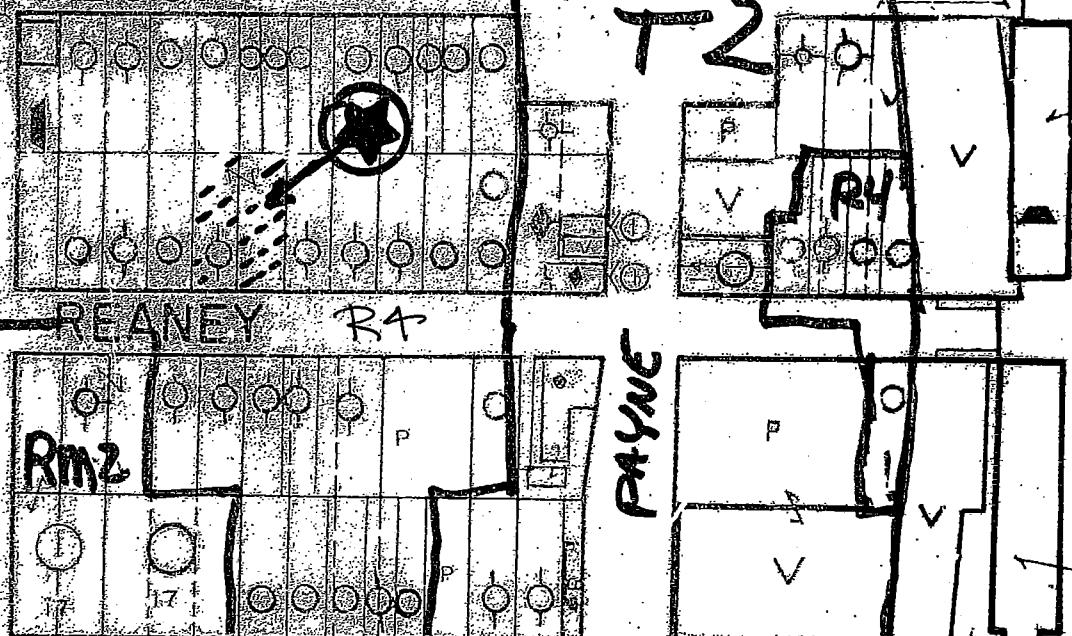
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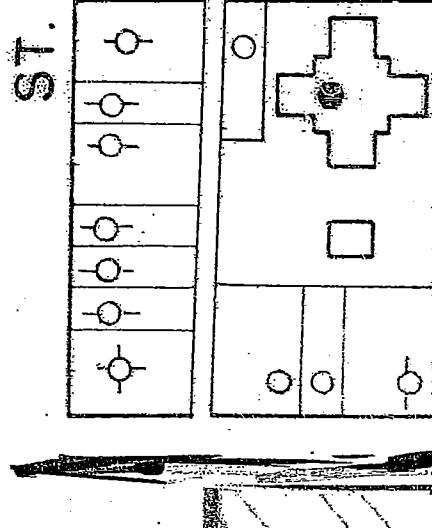
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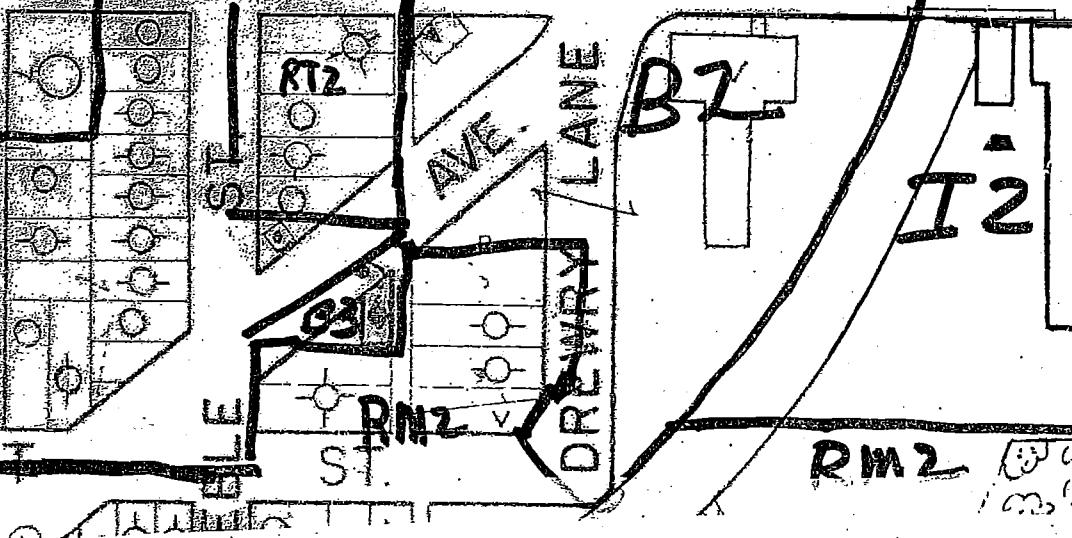
BUSH



Minnehaha



MINNEHAHA



APPLICANT HRA <599 Reaney >

PURPOSE REEST NCUP

FILE # 11-250540 DATE 7-14-11

PLNG. DIST. 5 Landuse: 14

zoning: 10

LEGEND

zoning district boundary

subject property



one family
two family
multiple family

commercial
industrial
V vacant

PED
DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT